

# Rockspring Neighborhood Revitalization Plan



CITY OF SAN JOSE  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT  
NOVEMBER 1999



# **Rockspring Neighborhood Revitalization Plan**

APPROVED BY THE SAN JOSE CITY COUNCIL  
NOVEMBER 16, 1999

CITY OF SAN JOSE  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT



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## ROCKSPRING NEIGHBORHOOD REVITALIZATION PLAN

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## INTRODUCTION



*Rockspring community members*

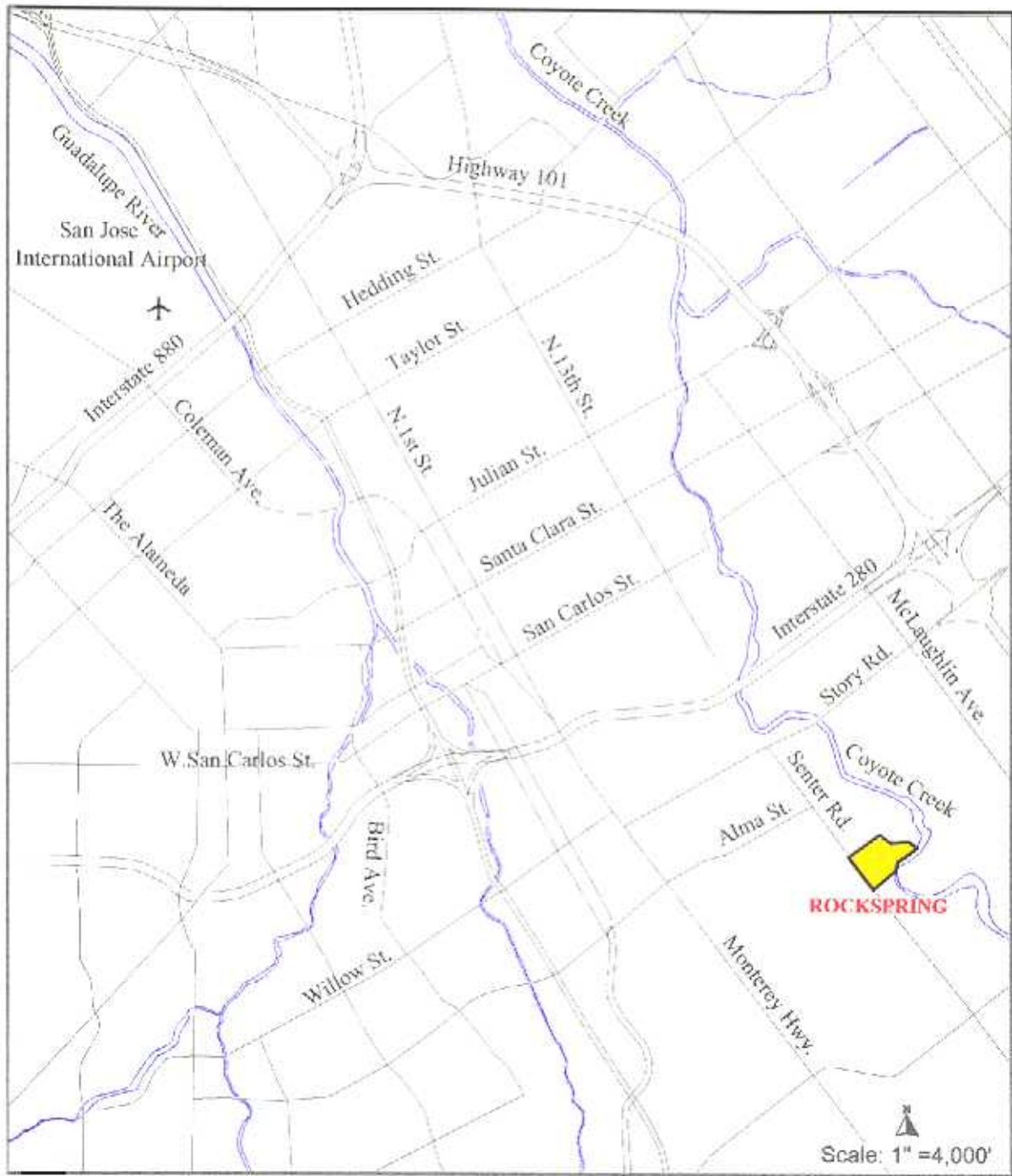
The Rockspring neighborhood faces many challenges, due in part to its physical isolation from other residential and commercial areas. The *Rockspring Neighborhood Revitalization Plan* is designed to focus City and community resources toward comprehensive neighborhood improvements. Combining the strengths and resources of Rockspring's property owners, residents, and the City should help the neighborhood reach its full potential as a comfortable residential community.

The preparation and implementation of this *Plan* is part of the City's commitment to improving living conditions in neighborhoods, such as Rockspring, challenged by crime, deteriorated housing,

marginal public infrastructure, and other negative conditions. Success of the *Plan* and its recommendations depends substantially on the strong commitment and investment of property owners as well as the ongoing involvement of residents.

The 22-acre Rockspring revitalization area, located southeast of downtown San Jose, is generally bounded by Phelan Avenue on the north, Coyote Creek on the east, Needles Drive on the south, and Senter Road on the west. (See Figure 1.) The revitalization area comprises two residential neighborhoods: the Rockspring neighborhood and the Springbrook neighborhood, comprised of condominium units. (See Figure 2.)

**Figure 1:** Location Within San Jose



 Rockspring Neighborhood Revitalization Plan Area



Figure 2: Rockspring Neighborhood Revitalization Area



The Rockspring neighborhood contains mostly four- and five-unit residential buildings, with two commercial properties located at the corner of Senter Road and Phelan Avenue. While the success of this *Plan* depends on the involvement of both neighborhoods, the *Plan* primarily focuses on the Rockspring neighborhood since the most significant problems are concentrated in that area. The Springbrook community was included in the revitalization area since it has a natural interest in the overall quality of living conditions in this neighborhood. For the purposes of this *Plan*, “Rockspring” refers to both neighborhoods unless specified otherwise.

### City Efforts in Rockspring

In Spring 1997, the City of San Jose developed a City-wide strategy for coordinating and delivering services to neighborhoods in San Jose in need of special or additional assistance to improve their living conditions. The Neighborhood Revitalization Strategy (NRS) identifies neighborhoods that face challenges such as poor physical condition of buildings and infrastructure, substantial crime rates, and a lack of resources to correct recognized problems. The NRS is a coordinated approach to addressing these challenges using available City and community resources. Through the NRS process, the City identified Rockspring as a community with critical needs that would benefit from a comprehensive Neighborhood Revitalization Plan to guide its improvement.

The City had already undertaken efforts to improve the living conditions of the Rockspring neighborhood in the years prior to the initiation of the Neighborhood Revitalization Plan. The City initiated its first gang abatement injunction in the Rockspring neighborhood. The injunction

targeted known gang members in Rockspring and largely eliminated gang-related activity in the area.

Beginning in 1998, the Department of Parks, Recreation and Neighborhood Services (PRNS) began working with the community on improvements in the area. PRNS has sponsored several Neighborhood Watch meetings, property owner training, community and creek clean-up events, and a holiday gift giveaway and continues to work with community members on neighborhood improvements.

The Redevelopment Agency expanded its Neighborhood Investment District program to include the Rockspring area in October 1999. The program will provide needed resources for improving the neighborhood.

### Purpose of the Plan

The purpose of the *Rockspring Neighborhood Revitalization Plan* is to identify the issues that detract from the quality of life in Rockspring and develop a long term, comprehensive approach to revitalization that is tailored to the specific needs and characteristics of the community. Direct involvement of the Rockspring community was essential throughout the development of the *Plan*. The community identified a wide range of issues that are addressed by the *Plan*, including housing conditions, neighborhood appearance, flooding, neighborhood security, open space and recreation, neighborhood circulation, recycling and garbage, parking, and street trees. The *Plan*, in concert with the activities of PRNS, will act as a catalyst for the revitalization of Rockspring.

## **Planning Approach**

The development of the *Rockspring Neighborhood Revitalization Plan* included the following steps:

- Assessing the physical condition of structures and infrastructure, and gathering other background information about the revitalization area.
- Identifying the issues facing the area.
- Developing a clear and realistic vision for the future of the neighborhood.
- Identifying improvement objectives and projects for revitalization.
- Developing an action plan for implementation of the planned improvements and programs.

Community members actively participated in each phase of the planning process. During the preparation of the *Plan*, City staff worked with community members and a 15-member Advisory Group. Established in December 1998, the Advisory Group was

chaired by Councilmember George Shirakawa and included residents, property owners, property managers, and school officials. The Advisory Group met monthly from December 1998 through October 1999. All meetings were open to the public and several additional community members attended each meeting on a regular basis. Meetings to gather input from the larger community were held in January 1999 and September 1999.

## **Organization of the Plan**

Following this introduction, the *Plan* is organized into five remaining chapters:

|                |  |
|----------------|--|
| Chapter Two:   | Existing Conditions                    |
| Chapter Three: | Revitalization Issues and Priorities   |
| Chapter Four:  | Vision for Rockspring's Revitalization |
| Chapter Five:  | Improvement Plan                       |
| Chapter Six:   | Action Plan                            |



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## EXISTING CONDITIONS

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*Examples of blight, including cars and trash bins stored in the front setback area, litter, and damaged pavement*

### **Study Area Location and Characteristics**

The Rockspring revitalization area is generally bounded by Phelan Avenue on the north, Coyote Creek on the east, Needles Drive on the south, and Senter Road on the west. The area comprises two neighborhoods: Rockspring and Springbrook. Both are almost entirely multiple-family residential communities, with two commercial properties located in the northwest corner of the Rockspring neighborhood. The commercial properties, including the Happy Hollow Market, Daily Eggroll Restaurant, and Peak Performance Chiropractic, serve the members of both neighborhoods. A five-acre parcel of land separates the Rockspring neighborhood and Springbrook Condominiums. The parcel is owned by the San Jose Water Company and

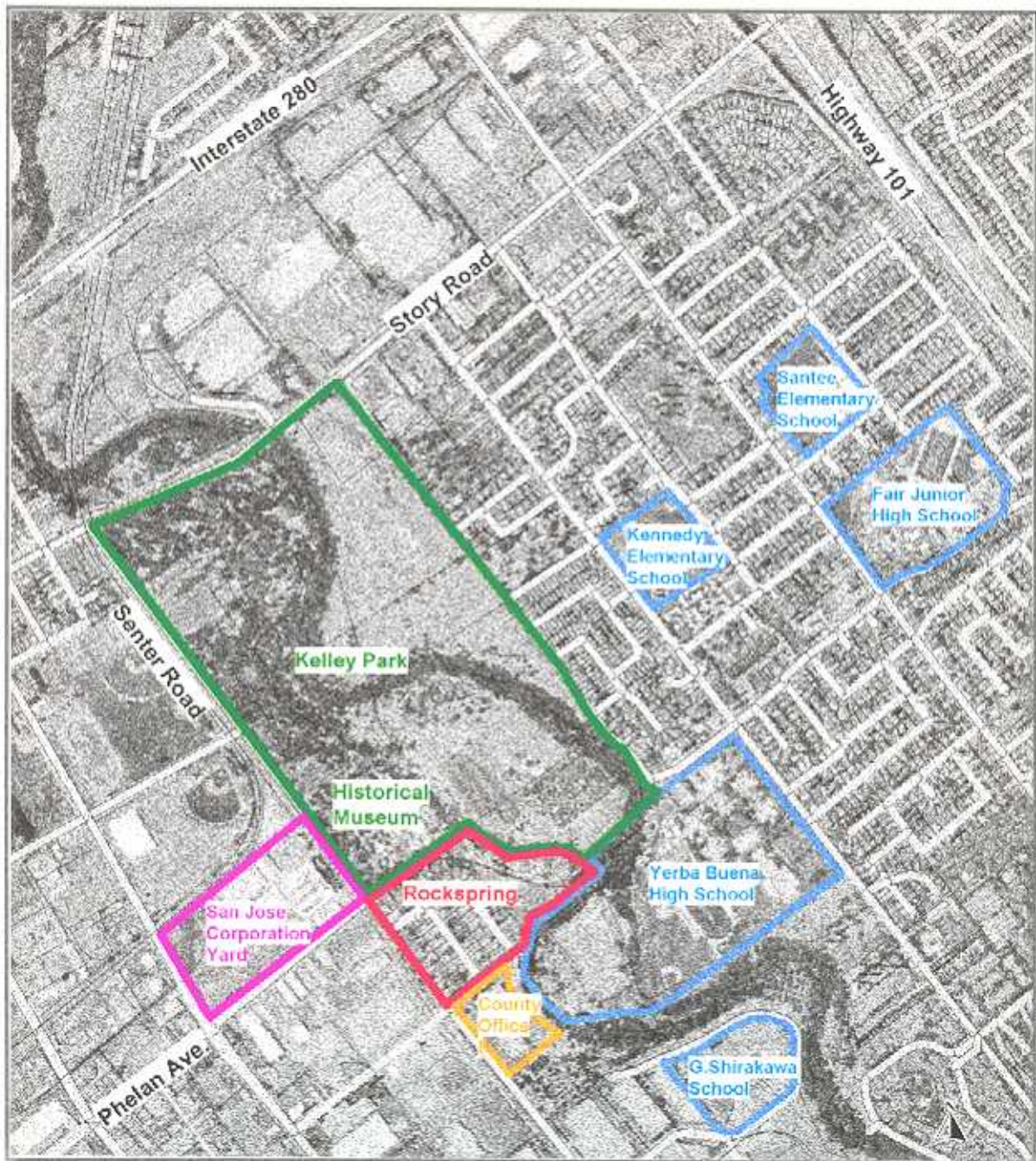
is largely vacant except for some public utilities located in the center of the site.

The revitalization area is isolated from other residential neighborhoods and is primarily surrounded by industrial uses, City and County facilities, and Kelley Park. (See Figure 3.) Rockspring is located south of Kelley Park, immediately adjacent to the San Jose Historical Museum. A new 240-space toll parking lot serving the Museum and Kelley Park was recently constructed at the end of Phelan Avenue, adjacent to the Springbrook Condominiums.

The County of Santa Clara Department of Social Services has offices in a complex located immediately south of the Rockspring neighborhood. The County complex



Figure 3: Features of the Surrounding Area



Scale: 1" = 1,200'



includes the Employment and Benefit Services and CalWORKS offices. In addition, the County Social Services Agency and Assistance Application Center are located further south on the west side of Senter Road. The City of San Jose recently rehabilitated the former Beech-Nut facility at the northwest corner of Phelan Avenue and Senter Road and relocated its Central Service Yard to the site in August 1999. Spartan Stadium, Spartan Field, and the San Jose Municipal Baseball Stadium are located approximately one-quarter mile northwest of Rockspring.

Industrial uses surround Rockspring to the west and south, including manufacturing, lumber supply, agricultural supply, and warehouse uses. An additional industrial business park was recently constructed on the west side of Senter Road south of Phelan Avenue, and is currently unoccupied. The complex is intended for warehouse and manufacturing uses.

Coyote Creek forms the southeastern border of the revitalization area. Yerba Buena High School is located on the eastern side of the creek, however, there is no direct access route to the school from Rockspring. The George Shirakawa School was recently constructed south of Rockspring on Wool Creek Drive and opened to grades kindergarten through eighth in Fall 1999. The two sections of Wool Creek Drive are unconnected and students traveling to the school must use Senter Road.

The revitalization area is primarily served by commercial uses on Story Road, located approximately one mile north of Rockspring. The portion of Story Road closest to Rockspring contains a variety of retail establishments such as a Super K-Mart, restaurants, grocery stores, liquor stores, automotive supply shops, and other

neighborhood-serving commercial businesses. Additional commercial areas are located south of the revitalization area on Senter and Tully Roads.

### **Zoning Districts and General Plan Designations**

The Rockspring neighborhood contains two zoning districts. The majority of the area is zoned R-3 Multiple-Family Residential, which generally allows attached housing at up to 40 units per acre. The northern half of Senter Road between Phelan and Needles Avenues is zoned C-1 Commercial to support neighborhood-serving commercial uses. The adjoining Springbrook neighborhood is zoned Planned Development, allowing 13.4 units per acre. The large parcel between the two residential communities is zoned M-4 Heavy Manufacturing. (See Figure 4.)







Two General Plan Land Use Designations are found in the revitalization area. The entire Rockspring neighborhood is designated High Density Residential (25-40 units per acre) to support multiple-family housing. The Springbrook neighborhood and the adjacent vacant parcel are designated Public Park and Open Space. (See Figure 5.)

### **Transportation Characteristics**

The Rockspring revitalization area is primarily served by the major arterials Story and Tully Roads, and by Senter Road, which forms the western boundary of the area. Traffic signals located on Senter Road at Phelan and Needles Avenues facilitate access to Rockspring and Springbrook. The signal at the intersection of Senter Road and Needles Avenue was installed in April 1999 to improve safe access to the area.

Figure 4: Zoning Districts



- |  |   |
|--|---|
|  R-2 (Multi-Family Residential) |  M-4 (Heavy Manufacturing)         |
|  A(PD) (Planned Development)    |  Building Footprints               |
|  C-1 (Neighborhood Commercial)  |  Revitalization Plan Area Boundary |

Note: This map is intended to show the major zoning districts in the area. Zoning for a given parcel cannot be determined solely by inference to this map.

Figure 5: General Plan Designations



High Density Residential (25-40 DU/AC)



Public Park/Open Space



Building Footprints



Revitalization Plan Area Boundary

Santa Clara Transit Authority bus route 73 travels on Senter Road, with stops serving Rockspring located south of Needles Avenue and north of Phelan Avenue. Additional buses run along Story and Tully Roads, providing connections to other portions of the City.

### **Property Ownership**

The Rockspring neighborhood contains 64 properties owned by 42 separate property owners in 1998. Ten of these property owners reside in Rockspring. Of the remaining property owners, 22 live in various areas of San Jose and 10 live in surrounding communities including Milpitas, Santa Clara, Los Gatos, and Fremont. The adjacent Springbrook neighborhood contains 64 condominium units. Most of these units are owner-occupied, however, some are rental units.

### **Neighborhood/Homeowner Associations**

The Springbrook Condominiums has an active Homeowners Association (HOA). The HOA was established in 1993 when the first phase of the condominiums was constructed and has been active ever since. The HOA board meets quarterly to assess unit conformance with adopted covenants, conditions, and restrictions (CC&R) and to oversee the condition of common areas in the development. The board takes action to address any CC&R violations and to identify common area maintenance needs. As a result, the condominiums and common areas are very well maintained.

A group of Rockspring property owners formed the Happy Hollow Association over six years ago. The Association meets monthly to discuss property and tenant issues in neighborhood. The Rockspring

neighborhood lacks an organization for residents.

### **Demographics**

Although the 1990 U.S. Census information is outdated and some or all of the demographic characteristics of the area have likely changed, the relative trends and proportions still provide a general overview of population and housing attributes of the Rockspring area compared with overall City characteristics.

The Rockspring area is contained in Census Tract 503103 Block Group 1. (See Figure 6: *to be provided*.) This Block Group encompasses a larger area, the bulk of which is non-residential and does not affect the census information. It is important to note that the Springbrook Condominiums were not constructed when the 1990 Census data were collected, therefore the data provided below do not reflect the demographics of the Springbrook population.

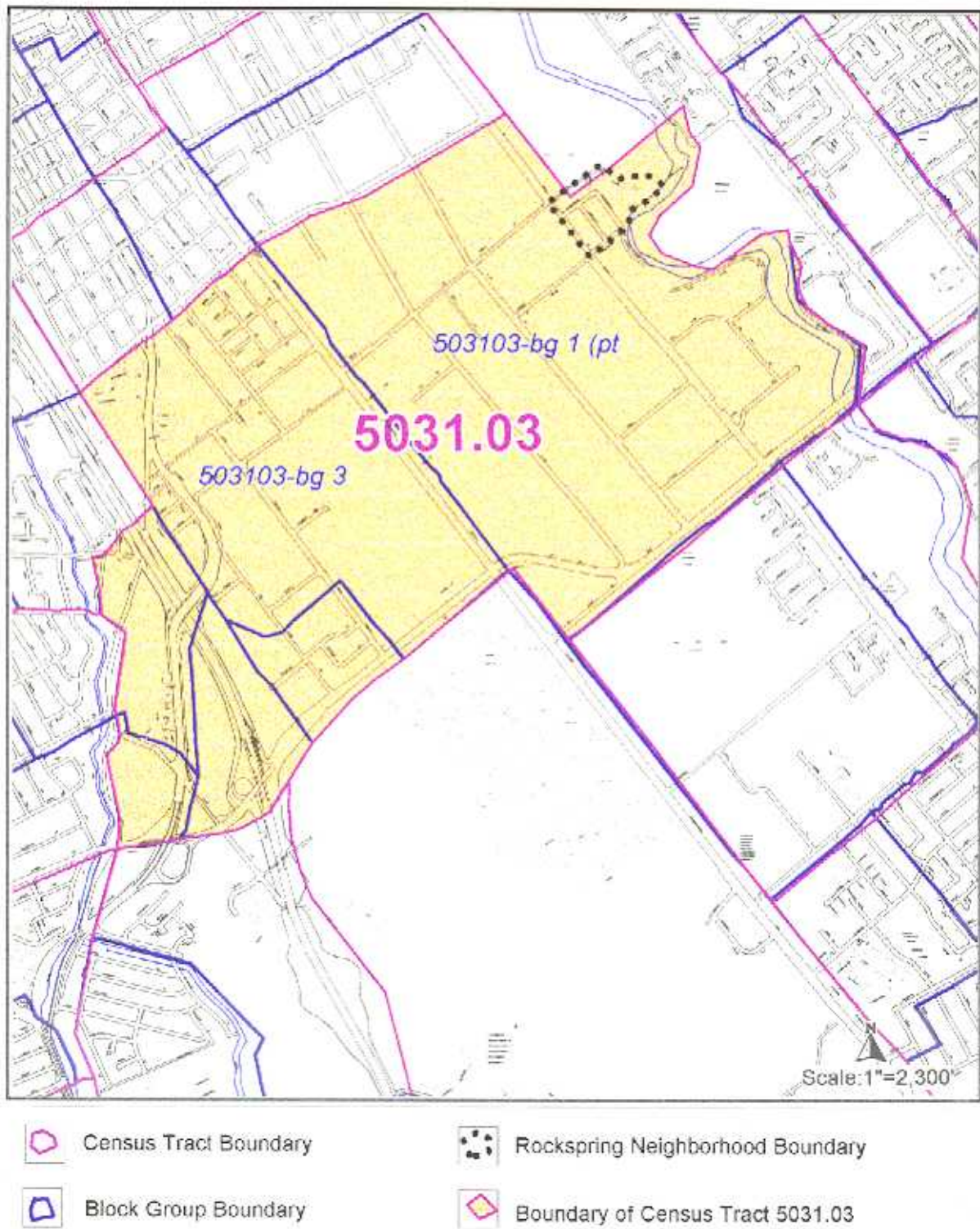
### **Population**

In 1990, there were 1,561 people residing in Rockspring. The ethnic composition of Rockspring indicates that 57.5% of the population was Hispanic, 31.5% was Asian, 8.6% was White, and 2.4% was Black. The Hispanic population of Rockspring was twice the Hispanic population in the City of San Jose. The Asian population was also almost twice the Asian population of the City of San Jose. In 1990, the population of the City of San Jose was 49.6% White, 26.6% Hispanic, and 18.7% Asian.

Rockspring had a relatively large immigrant population. Fifty-eight percent of the residents were foreign born, compared to 27% of the residents in the City of San Jose. Spanish was the primary language spoken in 52% of homes in Rockspring. English was



Figure 6: Census Tract and Block Group Boundaries



the primary language spoken in 20% of homes, Mon-Khmer was spoken in 15% of homes, and Vietnamese was spoken in 8% of homes.

### ***Households***

The 1990 U.S. Census indicated that the average household size in Rockspring was 3.85 persons per household while the average number of persons per household in the City of San Jose was 3.08. In 1999, nine years later, the average household size in both Rockspring and the City as a whole is apt to be larger as a result of the growing economy and housing costs. The crowded housing conditions become more apparent when it is noted that all the residential households in Rockspring are apartments, which typically have smaller household sizes than single family homes. In 1990, the average household size for households living in apartment buildings in the City of San Jose was 2.29 persons per household.

### ***Age***

The Rockspring revitalization area was home to many children. In 1990, 46% of the population in Rockspring was under the age of 20, compared to 23% in San Jose. Of all children, 36% were five years old or younger. Of the remaining population, 9% were in the 20-24 age group, 20% were in the 25-34 age group, 24% were in the 35-64 age group, and 1% were over the age of 65.

### ***Single-Parent Households***

Rockspring had a high proportion of single-parent households. Single parents headed half of all households in Rockspring, which was higher than the 20% of single-parent households in San Jose. Mothers headed approximately 85% of all single-parent households in Rockspring.

### ***Income and Rents***

Incomes were lower in Rockspring than in San Jose as a whole. In 1989, the per capita income for the Rockspring area was \$6,124, which was only 36% of the per capita income in San Jose (\$16,905). Median household income in Rockspring was \$22,083 compared to \$46,206 in San Jose.

Residents in Rockspring, which is comprised entirely of rental units, paid lower rents than residents in the City of San Jose as a whole. In 1990, the median gross rent in Rockspring was \$679 compared to \$744 in San Jose.

### ***Education***

The high school graduation rate in Rockspring was significantly lower than in the City of San Jose. Only 26% of those over the age of 25 years old received a high school diploma or equivalent, compared to 77% in San Jose. Another 30% attended high school through 12<sup>th</sup> grade but did not receive a diploma. Only 6.5% of those 25 years or older attained a college degree or higher, compared to 34% in San Jose: 5.1% of those degrees were associate degrees and 1.4% were graduate or professional degrees.

### ***Housing Conditions***

The Rockspring neighborhood contains 60 four- or five-unit apartment buildings of similar architectural styles, and two duplex buildings. The residential buildings were typically constructed in the 1960's and lack adequate parking and open space areas to serve the existing population. Some buildings are well maintained and have recently been improved with new paint, landscaping, and/or architectural enhancements. Many buildings, however, suffer from deferred or shoddy maintenance. Structural repairs are needed to maintain the safety and function of these buildings and

upgrade their appearance. In some instances, cosmetic improvements (i.e., repainting) were done without structural repairs being done beforehand or low quality materials were used for repairs.

The Springbrook Condominiums were constructed in phases between 1993 and 1995 and are very well maintained. The complex contains 64 units in six separate buildings. The complex also includes common open space areas and attractive landscaping. Enclosures are provided in the parking areas to screen garbage and recycling bins from view.

### **Infrastructure Conditions**

#### ***Street Maintenance***

The streets in the revitalization area are in good condition, with no obvious potholes or deterioration. The curbs, gutters, and sidewalks are in variable condition. Most are well maintained, however, some areas are excessively cracked and uneven due to damage from tree roots. The uneven sections of sidewalks pose a hazard to pedestrians, and cracked areas of the curb or gutter can impede the proper storm drainage, resulting in standing water.

#### ***Street Sweeping***

The Rockspring neighborhood was added to the City's enforced street sweeping program in October 1998 and metal "No Parking" signs were installed throughout the neighborhood. The signs restrict parking on the street between 1:00 PM and 4:00 PM on the third Wednesday of each month in order to improve the effectiveness of the street sweeping program. Removing the cars enables the sweeper to clean the entire street, including the gutter where the most litter and debris accumulates. Effective sweeping is impeded, however, by garbage

bins that remain in the street after collection on Wednesday mornings.

### **Neighborhood Appearance**

The overall appearance of the neighborhood is most affected by poor property conditions. Many open space areas around residential buildings are paved to provide additional parking reducing or eliminating landscaping. Landscaping is generally poor and inconsistent, with spotty lawns or bare dirt and little or no additional landscaping along buildings, although some properties have flowers and vegetable gardens in the front and side yards. Some properties have underutilized 'islands' separating the parking areas. The islands are typically bare dirt encircled by deteriorated curbs and are primarily used for additional parking. Fences surrounding properties are often chain link or wood in deteriorated conditions.

Site conditions are degraded by excessive outdoor storage and litter. Items such as chairs, barbecue pits, and children's toys are strewn about properties, and additional items are stored in open carports and near the buildings. Shopping carts are also abandoned in yards, parking areas, streets, and in Coyote Creek. Litter and organic debris accumulate on many properties, primarily near the garbage bins and in the gutter. Most properties lack enclosures leaving garbage and recycling bins exposed in various locations including front and side setback and parking areas.

### **Parks, Recreation, and Open Space**

No neighborhood parks directly serve the Rockspring area, although a small park is under construction on the east side of Wool Creek Drive, south of the intersection of Rockspring Drive and Needles Avenue. As

a result of the current lack of park areas, however, teenage youths tend to “hang out” on the streets or along Coyote Creek, and younger children play in the streets, sidewalks, parking areas, and limited open space areas in front of and around the residential buildings. Most of these open space areas are not maintained, consisting of minimal grass lawns or bare dirt. In some cases most or all of the open areas around the building have been paved and are used for additional parking.

The apartment buildings in Rockspring provide little or no private open space for residents. A few ground floor residents have used low fencing or potted plants to section off minimal patio areas in front of their units. This is not an option for many units because the properties lack adequate space or the areas immediately adjacent to the unit entries are paved and used for parking.

Kelley Park, a regional park that serves the broader San Jose and Santa Clara County areas, is located north of Rockspring. The Rockspring area benefits from its close proximity to the expansive park, which contains the Happy Hollow Park and Zoo, Leininger Center, Japanese Friendship Garden, and the San Jose Historical Museum (immediately adjacent to the revitalization area). Picnic and barbecue areas are also available throughout the park. Fees charged for admission to Happy Hollow Zoo and the Historical Museum are prohibitive to many community members, although admission to the Friendship Garden and other areas of Kelley Park is free.

### **Neighborhood Security**

Crime levels in Rockspring rose significantly in the early 1990’s, particularly gang and drug related incidents. In

response, the City initiated a gang abatement injunction against known gang members in the Rockspring area. The injunction and concentrated police efforts succeeded in significantly reducing gang and drug related activity in the area and preventing its reoccurrence. The community, however, has recently observed a resurgence of such behavior. Recognized gang members have been observed in the area and gang-related graffiti has become more common. Routine criminal activities also occur in Rockspring, including theft, gambling in residential units, traffic accidents and violations, vandalism, and loitering. Some cases of vandalism and graffiti are attributed to young children ditching school or loitering in the area.

While lighting in the public right-of-way is generally adequate, some areas of the neighborhood are not well lit, making them conducive to illegal activities and safety hazards. There are twenty streetlights in Rockspring, an average of three lights per residential street and seven lights on Senter Road. The lighting conditions are hampered by street trees blocking the light fixtures and low wattage bulbs. Also, burnt out bulbs are not reported to the City by the community in a timely manner, reducing lighting in the area. Lighting conditions on private properties varies, with some properties well lit. Other properties lack adequate lighting in critical locations, including rear areas of the property, parking areas, and unit entries.

### **Parking**

Parking in the Rockspring neighborhood is provided on the public streets and in on-site parking areas. On-site parking is provided for each residential building. Most properties have a single carport or garage per unit plus one additional surface parking space per unit. Some carports or garages are



detached and others are situated on the first level of the building with the residential units above. The common driveways and carports/garages are often in disrepair resulting from deferred maintenance and cars hitting the walls or posts. The parking areas lack adequate striping and curbs, permitting residents to haphazardly park cars next to the buildings, in walkways and in yard areas.

The parking areas are generally poorly configured due to the narrow width or odd shape of the lot. The residential buildings on Nordale Avenue are planned with four buildings sharing narrow common driveways with garages on the first level of each building. Only four garages are provided for each five-unit building and additional vehicles are parked in front of the garages or next to the buildings disrupting traffic and causing crowded property conditions.

Several factors limit the amount of parking in the neighborhood. A high number of cars per unit, often associated with overcrowded units, impacts the availability of parking. Abandoned and/or inoperable cars parked on the street or in on-site parking areas further limit parking for additional vehicles. Another issue is the frequent use of carports and garages for storage rather than parking. Also, some garages have been converted to additional living areas, displacing parking.

Street parking is prohibited in the Rockspring neighborhood from 1:00 PM to 4:00 PM on the third Wednesday of each month to allow street sweepers to thoroughly clean the streets and gutters. Cars parked on the street during those times face citations or towing.

The Springbrook Condominiums have a single-car garage and an additional surface

parking space per unit. The garages are detached from the residential buildings. The complex provides limited additional parking for visitors.

### **Flooding**

The Coyote Creek forms the southeastern boundary of the revitalization area. Flooding is a consistent problem in the area for several reasons. The Rockspring neighborhood sits slightly lower than the surrounding land uses. As a result, during heavy rains the creek overflows and the excess water collects in Rockspring. In addition, a 66-inch storm main runs beneath Needles Avenue and discharges into Coyote Creek. If the water level in the creek is too high, the storm main backs up and overflows into the neighborhood.

Rockspring experienced heavy flooding during the 1996-97 rainy season causing damage to several ground floor residential units and garages. The community prepared for the 1997-98 rains by lining sandbags along the banks of the creek and other critical locations, minimizing flood related damage.

### **Recycling and Garbage**

Garbage and recycling is collected in Rockspring once a week on Wednesday mornings. Each residential building typically has one garbage bin and one recycling bin. Storage of trash bins varies for each site, with some bins stored in parking or front yard areas. Other bins are located at the rear of the property near the carport or garage. With a few exceptions there are no trash enclosures for the bins. Garbage is frequently dumped in the recycling bins, preventing proper collection of recycled items. Litter is a problem throughout the area, with paper, containers,

## ROCKSPRING NEIGHBORHOOD REVITALIZATION PLAN

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and other debris accumulating in yards, parking areas, gutters, and especially around the garbage bins.

Garbage collection is currently scheduled on the same day as street sweeping, which occurs in the afternoon on the third Wednesday of each month. Garbage bins

set out for collection on Wednesday mornings typically remain in the street when street sweeping occurs in the afternoon, preventing effective sweeping. In addition, garbage bins are typically placed out in the street for collection, because there is not adequate room at the curb due to the high number of cars in the neighborhood.

## REVITALIZATION ISSUES AND PRIORITIES

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*Improper storage of inoperable vehicles impacts limited availability of parking*

Beginning in December 1998, meetings were held with area residents, property owners, and the Advisory Group to identify the issues and challenges facing the Rockspring area. The intent of this process was to tailor the recommendations of the *Rockspring Neighborhood Revitalization Plan* to the specific concerns of the Rockspring community.

At a community meeting in January 1999, residents and property owners identified their concerns for the area and ranked the issues in order of importance to the community. The top five issues identified by the community, in priority order, were: housing and neighborhood appearance, open space and recreation, flooding,

neighborhood security and police presence, and neighborhood circulation.

The Advisory Group further refined the list of issues identified by the community and ranked the importance of each issue. Below is a summary and brief description of the issues raised by the Advisory Group and community, ranked in order of importance to the Advisory Group. The ranking guides the organization of the *Revitalization Plan* and indicates the priority of issues during the implementation of the *Plan*.

### 1. Neighborhood Security and Police Presence

- a) *Crackdown on increased gang activity:* After the initial success of the City-initiated gang abatement injunction, the community indicated that the presence of gang members began to escalate again in late 1998. Recognized gang members started appearing in the area and gang-related graffiti has become more common.
- b) *Reduce gambling and loitering:* Several community members reported problems with gambling occurring in an apartment on Nordale Avenue. The activity results in additional problems with parking, loitering, and noise. Problems with loitering along Coyote Creek have also been reported.
- c) *Increase community participation in crime prevention:* Residents and property owners felt that community members should play an active role in crime prevention by being aware of their surroundings and reporting suspicious activity or crimes in progress to the police.
- d) *Address vandalism by children and children ditching school:* Children have been observed loitering along Coyote Creek during school hours and engaging in delinquent behavior such as stealing, graffiti, or destruction of private property.
- e) *Improve lighting conditions:* Community members felt that many areas of the neighborhood, primarily on private properties, were poorly lit at night which decreases a sense of security for residents.

- f) *Make building addresses easier to read:* The type and location of building address numbers varies from building to building. Difficulty in reading or locating the address, especially at night decreases the response time if there is a medical or police emergency.
- g) *Increase presence of Spanish speaking police officers:* Residents and property owners felt that a Spanish speaking police officer should patrol the area on the weekends, as well as during the week, to increase communication between the police and the community.

### 2. Flooding

- a) *Prevent flooding from storm drains during heavy rain:* During heavy rains, the storm drain in the intersection of Needles Avenue and Rockspring Drive backs up, flooding the street and surrounding residential properties.
- b) *Provide storm drains on Senter Road and Nordale Avenue:* Community members felt that the risk of flooding in the neighborhood is compounded by the lack of adequate storm drains on Senter Road and Nordale Avenue.
- c) *Improve response time to prevent flood damage:* The Rockspring neighborhood has experienced flooding in the past as a result of its close proximity to Coyote Creek and its low elevation. The community noted that quick and organized action (e.g., placing sandbags in critical locations) could minimize the

risk of flooding and prevent damage to properties.

### **3. Open Space and Recreation**

- a) *Provide places for children to play:* No neighborhood parks or tot lots are located within the revitalization area or within reasonable walking distance. Community members expressed a strong interest in the development of a small park in the neighborhood, which is now under construction.
- b) *Make use of vacant land between Springbrook and Rockspring:* The community felt the vacant parcel between Rockspring and Springbrook creates an opportunity for providing open space amenities for residents and children and forming a connection between the two communities.
- c) *Provide more resources for children:* In addition to providing recreational areas for children, the community felt that more organized educational and recreational activities should be available for children in the neighborhood.
- d) *Provide a community garden:* Several residents have vegetable gardens in the open space areas around their buildings. An organized community garden in the neighborhood was suggested to promote interaction between residents of both communities and to reclaim open space areas for landscaping or recreation.

### **4. Housing Conditions and Neighborhood Appearance**

- a) *Upgrade housing conditions:* The physical condition and appearance of housing units in Rockspring is variable. While some are in good condition, others are not properly and consistently maintained. Several buildings require structural repairs to staircases, balconies, roofs, etc. In addition, most buildings would benefit from aesthetic improvements including repainting and minor architectural enhancements.
- b) *Improve landscaping:* The open space areas of most properties are in poor condition. Some front and side setbacks are paved and used for parking. In other instances, these areas contain bare dirt or spotty grass and landscaping. A few properties use these areas for vegetable gardens. The lack of attention paid to landscaping has a deleterious effect on the neighborhood's appearance as these setback areas transform into forgotten spaces used for parking and storage, and accumulate litter and debris.
- c) *Restrict use of carports and garages for storage:* Many tenants use their carports or garages as storage areas, which compounds the existing parking problems. In addition, storage in open carports contributes to blighted conditions in the neighborhood.
- d) *Provide bin clean-ups:* Large bin clean-up events would benefit the neighborhood by creating opportunities for tenants and property owners to properly discard of unwanted items such as furniture

and appliances that might otherwise be dumped along the street or in the creek, or stored on their properties.

- e) *Remove abandoned vehicles:* Vehicles stored on the street or on private properties further exacerbate the problem of limited parking while contributing to blighted conditions in the neighborhood.
- f) *Improve property conditions:* Community members complained that some buildings are not properly maintained. In addition, several properties in the area have poor landscaping, deteriorated paving, accumulated litter, and/or excessive outdoor storage. This detracts from the appearance of the neighborhood as a whole.
- g) *Increase tenant responsibility:* Community members felt that tenants should assume more responsibility for maintaining the quality of their units, including the exterior conditions of the property. For example, tenants should take responsibility for removing litter from the property, recycling properly, parking in appropriate areas, and minimizing outdoor storage. Tenants should also report needed repairs to the property owner or manager in a timely manner.
- h) *Make use of wasted space between units:* The configuration of several properties in the neighborhood creates wasted open space areas between the apartment buildings. Community members suggested landscaping these areas to improve their appearance and function.

- i) *Improve property owner response to needed repairs:* Tenants indicated that in some instances, property owners do not act upon requests for repairs in a timely manner or respond with inadequate repairs. As a result of this poor maintenance, property conditions become progressively worse.
- j) *Reduce overcrowded housing:* Community members noted that several units in the neighborhood are overcrowded, which impacts the rest of the community through limited parking and excessive noise.

### 5. Parking

- a) *Paint lines to indicate parking spaces:* Community members suggested painting lines on the street and in parking areas to indicate parking spaces in order to maximize the number of spaces available and ensure that cars park in appropriate areas.
- b) *Increase resident participation in street sweeping program:* Beginning in the fall of 1998, the Rockspring area was added to the City's enforced street sweeping program. Community members noted that the effectiveness of the program is hindered because some residents do not move their cars on the sweeping day and because garbage bins are left in the street after collection.
- c) *Provide diagonal parking on Senter Road:* Community members recommended installing diagonal parking stalls along Senter Road to maximize the number of parking spaces available to residents.

- d) *Restrict parking on sidewalks:* As a result of the limited amount of parking in the area and the relatively high number of vehicles per household, cars are occasionally parked on sidewalks or in areas blocking driveways and garages. This poses inconveniences to other residents and detracts from the appearance of the neighborhood.
- e) *Increase enforcement of parking restrictions:* Enforcement of City parking restrictions should be strengthened to ensure that residents park in appropriate locations.
- f) *Increase the availability of parking on streets and properties:* A relatively high number of vehicles per household creates a need for additional parking on each property and on the street. This problem is exacerbated by the use of garage and carports for storage and the storage of inoperable vehicles on private properties or on the street.
- g) *Restrict trucks from parking at the end of Wool Creek Drive:* Community members reported that large commercial trucks often park at the end of Wool Creek Drive, which detracts from the residential atmosphere of the neighborhood.
- b) *Replace existing mailboxes:* The mailboxes in the area tend to be older and in disrepair. Community members suggested that replacing the existing mailboxes with new, uniform mailboxes would contribute to the overall neighborhood appearance while improving the function of the mailboxes.
- c) *Restrict use of fireworks during festivals:* Fireworks are often set off in celebration of various cultural holidays and festivals, such as New Year. The loud noise and resulting litter disrupts the rest of the neighborhood.
- d) *Prevent retaliation when reporting problems:* Community members noted that one of the primary impediments to neighborhood improvement is a fear of retaliation when reporting problems to the City and/or property owners.
- e) *Prevent storage of cardboard boxes at Happy Hollow Market:* Happy Hollow Market was storing used cardboard boxes in a chain link enclosure behind the market, which detracted from the appearance of the neighborhood. The City's Code Enforcement Division followed up on this issue, and the boxes were removed.

## **6. Miscellaneous Issues**

- a) *Restrict loud music in cars:* Cars playing loud music while driving through the area or parked on the street or on private property disturb the neighborhood.
- f) *Remove homeless persons from the area:* Some homeless people have been observed living in one utility room in Rockspring, and along Coyote Creek.

### 7. Kelley Park and Historical Museum

- a) *Maintain a buffer between Springbrook and the new City parking lot east of the museum complex:* Several trees east of the Springbrook Condominiums were removed in preparation for the construction of a new parking lot at the end of Phelan Avenue. Springbrook residents requested that trees be replanted after the lot is constructed to create a buffer between the residential community and the parking lot.
- b) *Replace landscaping damaged during construction:* As part of the construction of the new parking lot, some landscaping at the entrance to the Springbrook Condominiums was damaged. Springbrook residents requested that the landscaping be replaced after construction is completed.

### 8. Recycling and Garbage

- a) *Install recycling vending machines:* Community members recommended installing reverse vending machines to collect recyclable glass containers in order to encourage recycling and decrease litter in the neighborhood. The machines provide an incentive to recycle by paying a small sum for materials collected.
- b) *Educate tenants to recycle properly:* Improper use of recycling bins contributes to blighted conditions in the neighborhood by prohibiting proper collection of recyclable materials and increasing litter.

- c) *Provide trash bin enclosures:* Trash bins are currently stored in various locations on each property. The provision of an attractive enclosure on each property would improve the appearance of the neighborhood.

### 9. Neighborhood Circulation

- a) *Provide safe transportation to area schools:* Community members suggested improving transportation to Yerba Buena High School to decrease the number of children crossing Coyote Creek to reach the school and loitering in the area; and to provide safe transportation to George Shirakawa School.
- b) *Install speed humps to reduce speeding:* Cars frequently speed through the neighborhood, primarily along Nordale Avenue, Rockspring Drive, and Needles Drive. Community members felt that the installation of speed humps would reduce speeding, making the area safer for children and pedestrians.
- c) *Regulate traffic using the new Kelley Park parking lot:* Community members anticipate parking and traffic problems associated with the new parking lot during special events at the Historical Museum and Kelley Park.
- d) *Install handicap curb ramps on all corners:* Community members recommended installing curb ramps on all corners in the neighborhood to facilitate travel by elderly or disabled residents.



**10. Street Trees**

- a) *Prevent damage to infrastructure by tree roots:* Street trees are raising the pavement and cracking curbs and gutters in some locations. This disrupts the flow of water in the gutter, resulting in poor drainage.
- b) *Trim street trees:* Several street trees in Rockspring are overgrown and require trimming. In some locations, the trees are entangled in overhead utility lines and block street lights.



## VISION FOR ROCKSPRING'S REVITALIZATION

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*Rockspring community members participating in a creek cleanup*

The successful revitalization of Rockspring requires a long term, comprehensive strategy to address the wide range of issues confronting the area. This strategy stems from a vision for an improved neighborhood that is the driving force behind the revitalization effort. The vision described below was developed through discussions with area residents, property owners, and other interested citizens at Advisory Group and community meetings. The goals and objectives listed later in this chapter support this vision.

### VISION STATEMENT

The Rockspring community envisions a safe, high quality living environment where:

- Housing is attractive, functional, and well maintained;
- Residents are secure from the threat of criminal and gang activity;
- Private properties and public areas are well maintained, well lit, attractive, and clean;
- There are park and recreational opportunities for the community, especially children;
- Properties are protected from flood related damage; and
- Tenants and property owners work together to improve living conditions.

The recommendations embodied in this *Plan* strive to fulfill this vision for the Rockspring community by combining the strengths of the property owners and residents to

eliminate the weaknesses that have begun to lead the area toward decline.

Given the nature of the problems in the Rockspring area, the revitalization of Rockspring will require time and dedication to fully achieve the community's vision. The intent of the vision defined above is to guide the long range efforts of the community and the City to improve the conditions of the area over time. A clear and realistic vision serves to inspire the property owners, residents, and the City to continue their hard work and commitment to long term change by illustrating what the Rockspring neighborhood can become through the implementation of this *Plan*.

### GOALS AND OBJECTIVES

The goals and objectives of this *Plan* relate to specific problems, concerns or desires identified at community and Advisory Group meetings. The goals and objectives listed below are intended to provide specific direction for the *Rockspring Neighborhood Revitalization Plan* in realizing the vision described above. They also serve as a measuring rod to monitor the progress of the revitalization activities. Each numbered goal represents a desired element of a revitalized Rockspring neighborhood and the lettered objectives relate to ways of achieving the goal.

#### **1. Improve the condition and appearance of housing in the Rockspring neighborhood.**

- a) Improve the physical appearance of area properties through building rehabilitation and repainting, landscaping, and possible architectural embellishments.

- b) Require property owners to maintain their buildings and sites at a high standard, including making needed repairs in a timely manner.
- c) Make tenants aware of their responsibility to maintain the appearance of their units, to report needed repairs, and to reduce the amount of litter and debris in the area.
- d) Provide tenants and property owners/managers with the tools and information needed to improve living conditions.
- e) Reduce overcrowded living conditions.

#### **2. Create recreational opportunities for the residents in the area, particularly children.**

- a) Provide a small park and/or community garden where children can play and residents can interact.
- b) Provide positive activities and resources for children and teenagers to discourage delinquent behavior.

#### **3. Protect the revitalization area from future flooding.**

- a) Reduce flooding problems and maintain storm drain infrastructure.
- b) Respond quickly to the threat of flooding to minimize damage.
- c) Work with the Santa Clara Valley Water District to assist the community to reduce flooding problems and to reduce property damage when responding to a flood emergency.

**4. Improve the overall appearance of the neighborhood.**

- a) Encourage residents to cooperate with the street sweeping program to increase its effectiveness.
- b) Decrease litter by improving garbage collection and recycling programs and encouraging community participation in the programs.
- c) Develop an anti-litter and recycling outreach program.
- d) Remove abandoned and inoperable vehicles from streets and properties.
- e) Trim trees and plant additional street trees and property landscaping where needed.
- f) Replant trees to maintain an attractive buffer between Springbrook and the Kelley Park parking lot.

**5. Strengthen the safety of the area to allow residents to walk, play, and interact in the neighborhood.**

- a) Improve neighborhood safety by continuing to reduce crime in the area and encouraging community members to report criminal activities to the police in a timely manner.
- b) Enhance lighting conditions in the streets and on private property.
- c) Improve communication between the community and police.

**6. Improve neighborhood pedestrian and vehicular circulation.**

- a) Minimize impacts to Rockspring and Springbrook by regulating traffic using the new Kelley Park parking lot during special events.
- b) Provide adequate pedestrian and vehicular routes to area schools.
- c) Increase pedestrian and vehicular safety through traffic control measures to discourage speeding.
- d) Improve on- and off-site parking conditions.

**7. Create a positive sense of community pride.**

- a) Promote the formation of neighborhood and property owner associations to work toward neighborhood improvements and to pursue the goals and objectives of the *Rockspring Neighborhood Revitalization Plan*.
- b) Encourage interaction between the Rockspring and Springbrook neighborhoods through shared use of planned recreational amenities and collaboration on the implementation of the *Rockspring Neighborhood Revitalization Plan*.





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## IMPROVEMENT PLAN

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*Wool Creek Playground Area under construction*

This chapter contains improvement ideas designed to enhance the livability of the Rockspring area and to foster a strong sense of community. The improvement items identify specific ways to achieve the goals, objectives, and the larger vision of the *Rockspring Neighborhood Revitalization Plan*. The issues addressed through these items were raised by the Rockspring Advisory Group and community members and are organized in the order of importance they established. The process for implementing these items will be discussed in the Action Plan chapter.

### **1. NEIGHBORHOOD SECURITY AND POLICE PRESENCE**

A history of high crime rates and gang activity denies residents a sense of security

in the neighborhood. Although crime, especially gang activity, has largely decreased in Rockspring due to concentrated police efforts, the neighborhood is still impacted by the continued threat of illegal activity. Strong police presence and active community participation is critical to keeping crime levels down and enabling residents to feel secure in the neighborhood.

#### ***Community Participation in Crime Prevention***

The San Jose Police Department uses an innovative community policing approach to crime prevention throughout the City. This philosophy facilitates communication and interaction between police officers and the community by increasing the visibility of police officers in the neighborhood. The goal of this approach is to encourage

community members to report crimes or suspicious activities to the police. As part of this approach, the Police Department should continue to assign Spanish speaking officers to the revitalization area and make other translation services available to eliminate language barriers that might otherwise prevent necessary communication.

Community members should play an active role in preventing crime in the revitalization area. They are encouraged to participate in crime prevention programs (such as those described below) and to report crimes or suspicious activities to the police by calling 911 or the 311 non-emergency phone line. Callers should provide as much detailed information as possible, including the exact location and physical description of suspects to aid the police in responding to reported incidents.

Neighborhood Watch: The Department of Parks, Recreation and Neighborhood Services and the Police Department's Crime Prevention Unit have been actively promoting the Neighborhood Watch program among Rockspring and Springbrook residents. The program informs community members how to discourage, deter, and prevent crimes common in residential areas such as burglary, auto theft, and vandalism. Drug dealing and gang activity are also discussed. The program is intended to make residents feel more secure in reporting crimes and suspicious activities to the police and to take steps to prevent crime in the neighborhood.

Most residents in Rockspring and Springbrook have attended Neighborhood Watch meetings and five metal Neighborhood Watch signs were installed in June 1999. This revitalization area is the only area in the City where the majority of the neighborhood has participated in the

Neighborhood Watch program, which is a significant success. Additional Neighborhood Watch meetings should be offered as needed to ensure new residents in the area receive crime prevention training. In addition, property owners/managers should provide information on the Neighborhood Watch program as part of an informational packet for new tenants (described in the Housing and Neighborhood Appearance section).

STOP Program: The San Jose Police Department's Stop Trespassing on Public/Private Property (STOP) program targets trespassing in the City. Participating property owners submit a form authorizing the Police Department to take enforcement action against trespassers on their property. This allows officers to access private property in pursuit of suspects or loiterers. Police officers issue warnings for a first time trespassing violation and provide information on food and shelter assistance programs. Subsequent violations could result in citations and arrests. Property owners in the revitalization area are encouraged to participate in this program to enable the police to take action necessary to limit trespassing, loitering, and related disturbances in the neighborhood.

### ***Visible Building Numbers***

Increasing the visibility of apartment building addresses would improve the response time of police and other emergency services to reported incidents. The Advisory Group recommended attaching reflective address numbers on each building and repainting addresses on the curbs. The Advisory Group allocated a portion of the discretionary funds to make these improvements. Each property owner should install the new address numbers as soon as possible to contribute to a comprehensive improvement in neighborhood security.



***Truant and Delinquent Children***

Residents in Rockspring and Springbrook often observe children loitering along Coyote Creek and in the neighborhood during school hours. Some minor cases of vandalism have been associated with truant children. The San Jose Police Department's Truancy Abatement Burglary Suppression program (TABS) is designed to help keep kids in school and reduce daytime crimes associated with truancy.

Community members observing truants in the neighborhood or along the creek should report them to the police through the TABS program. Constant problems could be addressed through participation in the STOP program described above. In particular, the Springbrook Homeowners Association is encouraged to participate in the STOP program to enable police to address trespassing and vandalism potentially associated with truant children in common areas of the complex.

Recreational and employment programs (such as those discussed in the Recreation and Open Space section) should be promoted to teenagers in the community to provide them with positive activities and to discourage delinquent behavior.

***Gang Activity***

The Police Department's Violent Crimes Enforcement Team (VCET) should continue to concentrate its efforts in the Rockspring neighborhood to ensure that the previous gang problems do not escalate again. It is critical that community members assist police efforts by being observant of the neighborhood and reporting any sign of increased gang activity to the police. Participation in the Neighborhood Watch program (discussed above) would provide community members with the training and confidence to report problems to the police

by calling 911 or the VCET officers. It is important that callers provide detailed information to assist the police respond appropriately to the situation.

***Lighting Conditions***

Street Lighting: Members of the Advisory Group, police officers, and other City staff members visited the neighborhood at night to evaluate the lighting conditions in the area and determined that increased lighting would strengthen neighborhood security. The group observed that several street lights were obscured by overgrown trees, which prevented full illumination of the street and surrounding area. These street trees should be trimmed to increase the effectiveness of the street lights.

In addition, the Department of Public Works determined that the wattage of each street light could be upgraded to increase the amount of light in the area. The Advisory Group allocated discretionary funds to upgrade the wattage of these lights. Should the community apply for and receive a Community Action and Pride grant to cover the cost of this work, the discretionary funds allocated could be applied to some other neighborhood project selected by the community.

The group also noted that several street lights were burnt out, which further reduced lighting conditions. Community members should report burnt out or damaged street lights to the Department of Streets and Traffic. Property owners should provide tenants with information on how to report needed repairs as part of the tenant information packets (described in the Neighborhood Organizing section).

Property Lighting: Property owners should increase lighting at critical locations on their properties including parking areas, unit

entrances, and the rear portion of the properties. New lighting fixtures should adequately illuminate these areas without disturbing residents by directing light into adjacent units. The Code Enforcement Division distributed letters to each property owner in June 1999 notifying them of the need to provide a safe level of lighting on their properties. Several property owners have increased property lighting conditions in response to this letter. Code Enforcement should continue to target properties with inadequate lighting levels.

## 2. FLOODING

### *Flooding from Coyote Creek*

The Santa Clara Valley Water District has requested that the Army Corps of Engineers study the flooding problem in the Rockspring area. The study would analyze potential flood control improvements that could be implemented in the near future to reduce the threat of flooding in the revitalization area. The Rockspring and Springbrook communities should be involved in this planning process as it progresses. In addition, strong coordination is encouraged between the Army Corps of Engineers and the City of San Jose regarding this project.

### *Flooding from Storm Drains*

The Department of Public Works investigated potential improvements to existing drainage infrastructure to minimize flooding in the neighborhood from the storm drains. Any modifications would be extremely costly yet provide limited protection from flooding. The primary cause of flooding in the neighborhood is the overflow of water from Coyote Creek. Flooding from the storm drains is minimal and causes little damage to the neighborhood. The flood control

improvement study discussed above is expected to address the significant flooding problems in the area. Solutions to flooding resulting from the storm drains should be explored as part of that study and implemented if feasible.

### *Quick Response to Flooding*

A system for quick, organized response to the chance of a flood should be established to minimize damage from floodwaters. Organizing around the flood control issue and creating a quick response system should be major objectives of a new Rockspring Neighborhood Association. Property owners should provide their tenants with information regarding where to pick up sandbags during heavy rains. The Santa Clara Valley Water District should supply the neighborhood with information on sandbag pickup locations. Tenants and property owners should cooperate to place sandbags in critical locations when the threat of flooding is apparent.

### *Prevent Damage From Flood Prevention Efforts*

Members of the community noted that holes are often cut in the fence bordering Coyote Creek to gain access for flood prevention efforts, including sandbagging and removing debris from the creek bed. Holes in the fence encourage loitering, illegal dumping, and other activities along the creek that are disruptive to the community. The Advisory Group recommended installing gates were needed to discourage the act of cutting holes in the fence. Cutting the lock on a gate would be easier in case of an emergency, would cost less to replace than repairing the fence, and would reduce disruptions to the community. In addition, the Kelley Park Rangers and San Jose Police Department indicated that the gates would assist them in patrolling the creek or gaining access to that area in case of an emergency.

***Adopt-A-Creek Program and Creek Cleanup Events***

The Santa Clara Valley Water District sponsors an Adopt-A-Creek program that provides opportunities for community volunteers to commit to long term stewardship of creeks. Removing dumped items, litter, and other debris from the banks and streambed of the Coyote Creek improves the appearance of the neighborhood while reducing the threat of flooding by improving the flow of water through the channel. Keeping the creek free of litter also benefits the health of the watershed. Rockspring and Springbrook community members should participate in the Adopt-A-Creek program, which includes organizing two creek cleanup events each year. These events could coincide with the National River Cleanup Day held each May and the Coastal Cleanup Day held each September. Adopt-A-Creek could also be an important activity for the new Neighborhood Association.

**3. OPEN SPACE AND RECREATION*****Lack of Park and Recreation Amenities***

The Rockspring area lacks neighborhood-serving park and recreation amenities. The City has recognized this deficiency and pursued the development of a park to serve the local community. In Spring 1999, the City approved plans for a small park on the east side of Wool Creek Drive, south of the intersection of Rockspring Drive and Needles Avenue. The park will provide a sand volleyball court, half-court basketball court, play equipment, and picnic areas. Construction of the park began in August 1999 and the park is expected to be open to the public in November or December 1999. (See Figure 7: *to be provided*.) It is expected that the park will be displaced in the future when flood control improvements

are made along Coyote Creek, however, this is not anticipated for several years.

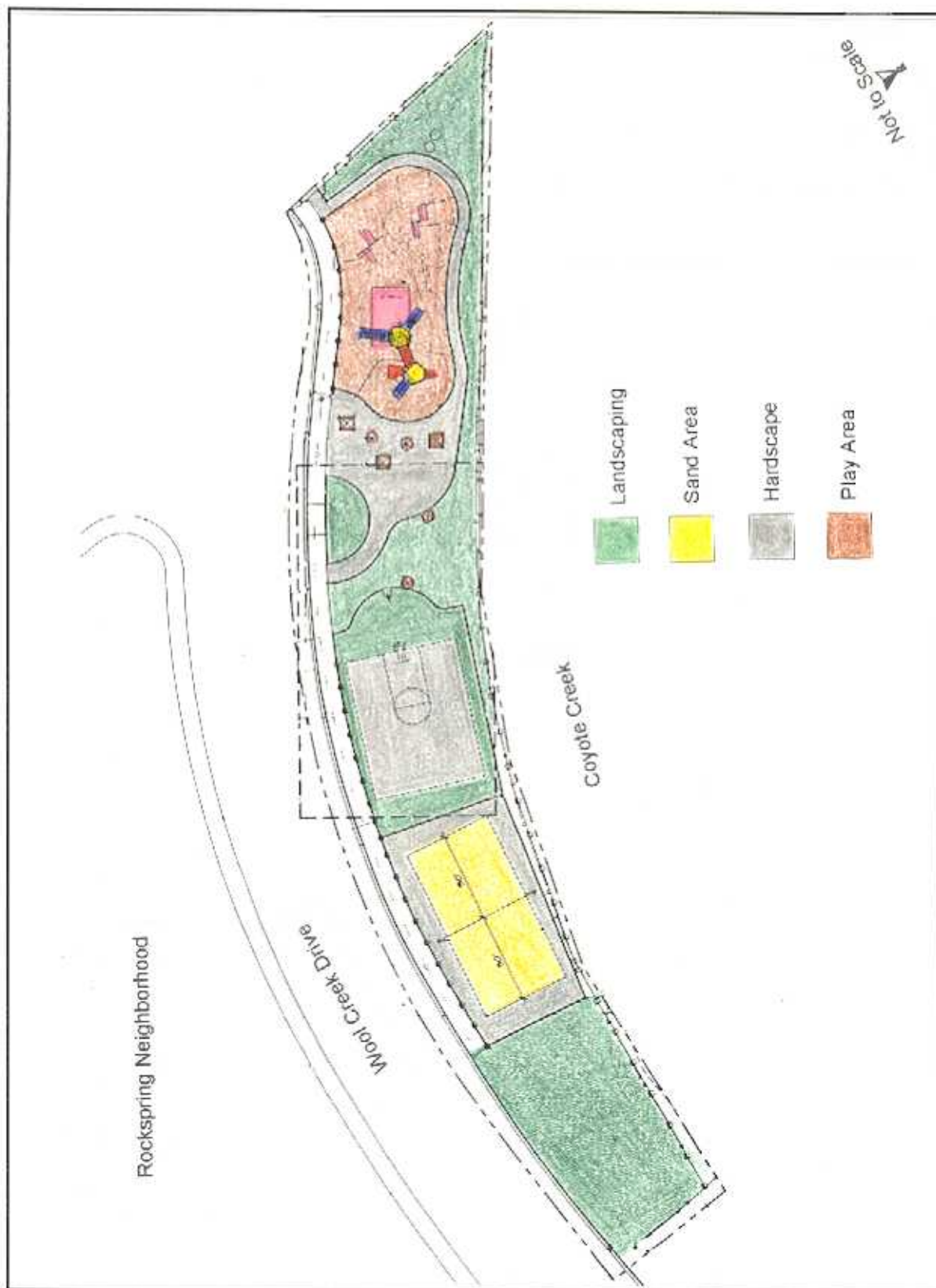
The Rockspring and Springbrook community members are encouraged to participate in the Adopt-A-Park program to assist with the maintenance of the Wool Creek Playground Area after its completion. Working to keep the park free of litter and graffiti and helping with landscape maintenance will provide a sense of community ownership of the park. In addition, the police should routinely observe the park for any illegal or disruptive activity.

***Resources for Children***

The Advisory Group and community members stressed the need for programs and resources targeted to children and teenagers in the neighborhood. The Advisory Group allocated some discretionary funds to develop resources and programs for children in the area. PRNS staff and the Community Action Team (discussed in the Neighborhood Organizing section) should work together to assess the needs of the community and to determine the best use of these funds. Suggested uses include a pilot summer camp or other educational program in association with the Historical Museum, funds to help initiate the SAGE program at George Shirakawa School, a day care program, etc. The programs could target the larger community as well, such as classes in English, computers, or job training.

SAGE: The opening of the new George Shirakawa School presents an opportunity to provide programs for children in the revitalization area. The City's School Age Growth and Enrichment (SAGE) program should be offered at a permanent location at the new school. The year-round program provides supervised recreation and enrichment activities, educational programs, cultural programs and human services to

Figure 7: Wool Creek Playground Area



school age children and youth. Activities typically include arts and crafts, games, sports, music, drama, special events, guest speakers, and field trips. Additional theater and arts programs could be offered through the SAGE program depending on the needs and interests of the children. SAGE should be available for students in grades kindergarten through eighth, the highest grade taught at George Shirakawa School.

Employment Programs: Several employment programs targeting youths are available through the City of San Jose, the County of Santa Clara, and other organizations. The City's *Work Experience Program* is an eleven-week program available to teenagers 14 to 16 years old. Participants work part time at City centers or libraries and receive job training skills. The program is intended to provide an introduction to the workforce for first time workers. The *Work Experience Program* and similar programs should be promoted in Rockspring to encourage eligible youths to participate. These programs provide valuable experience while keeping teenagers busy and off the streets.

Junior Rangers: Each summer, the Kelley Park Rangers sponsor a Junior Ranger program for children aged six through ten. Participants take part in a variety of environmental educational activities focused around the Coyote Creek habitat. As staffing levels increase, the Rangers should work with Parks, Recreation, and Neighborhood Services and the community to target the program to children in the Rockspring and Springbrook neighborhoods.

### ***Community Garden***

The Advisory Group and community expressed a strong interest in creating open space and recreation opportunities in the revitalization area, such as a community

garden. The community and the City should work together to establish a community garden in the parcel of land between Springbrook and Rockspring. The garden would be available to members of both neighborhoods and would create an opportunity for interaction between residents. The garden could also provide educational opportunities for local schools and youth programs.

The Advisory Group allocated a portion of the discretionary funds for the development of the community garden. The funds would be used to prepare the site for the garden, including fencing the site, installing an irrigation system, and tilling and amending the soil. The cost could potentially be reduced through the donation of supplies and the use of volunteer labor. Additional funding sources, such as San Jose Beautiful grants or other grants, should be pursued to supplement or offset the discretionary funds allocated for this project. Any discretionary funds remaining should be applied to some other neighborhood project selected by the community. Ongoing operation of the garden would be supported through minimal annual dues paid by plot "owners".

The operation of the garden would require a strong volunteer base from the community to provide management and stewardship. An organization should be established to oversee common areas of the garden, establish and administer rules for the garden, and coordinate plot assignments. One of the community organizations discussed in the Neighborhood Organizing section could perform these functions, or a separate organization could be established. Whenever possible, the City's Community Gardening Program and existing non-profit organizations dedicated to community gardening should be consulted to provide guidance and expertise.

The San Jose Water Company owns the parcel of land where the garden is proposed and the City of San Jose has open space easement rights over portions of the site. The City and the Water Company should continue to negotiate regarding expanding the boundaries of the easement to support the establishment of a quarter-acre to half-acre community garden on the site. The City should also explore the potential for acquiring the entire parcel for additional community uses. Limited access to the site would restrict the types of uses suitable for the site. Should the site be acquired, the City should look for opportunities to improve community access. At a minimum, owners of properties bordering the site should be encouraged to install gates in the fence along the property to provide their tenants with direct access to the garden or other amenities.

#### **4. HOUSING AND NEIGHBORHOOD APPEARANCE**

##### ***Upgrade Housing Conditions***

Poorly maintained residential buildings and properties severely detract from the quality of life in the revitalization area. Deferred and shoddy maintenance practices in the neighborhood make property owners disinclined to invest time and resources in their properties, and create the perception of a neighborhood in decline. They also compromise the safety and comfort of the residents and lower their standard of living. Structural and cosmetic repairs are needed to roofs, walls, stairways, and balconies of many neighborhood buildings, whose physical appearance remains poor with fading or peeling paint, damaged walls, doors, or awnings, and limited architectural interest. As one of its top priorities, this *Plan* recommends comprehensive upgrades to the housing stock in the Rockspring neighborhood.

Property owners should invest in the maintenance and improvement of their properties. Improved property maintenance would provide a higher quality of life for the residents while enhancing the appearance of the entire neighborhood. Property owners need to be held accountable for the condition of their properties and should ensure that all exterior and interior building conditions comply with municipal codes and development permits. Regular maintenance activities should include repairing damaged structures using high quality, durable materials and the painting of buildings. Property owners should make necessary repairs in a timely manner and conduct routine inspections for preventative maintenance.

This *Plan* also strongly encourages property owners to enhance the function and appearance of their properties by implementing the recommendations illustrated in (\*\*Appendix A). The suggestions described and illustrated in this *Plan* provide general guidelines to assist property owners who wish to make their properties more attractive and functional. The recommended improvements for the residential properties include better functional organization of sites, enhancing the visual appearance of buildings, adding landscaping, and controlling the negative impacts of garbage collection. Specific recommendations include:

1. Reconfigure parking areas for more efficiency and improved appearance, e.g. more spaces, better circulation, and more landscaping.
2. Define parking and circulation areas using curbs and/or landscaping to separate them from other spaces.
3. Reconfigure underutilized “island” areas for new landscaping, common area use, and/or additional parking where feasible.



4. Reconfigure staircases to improve on-site pedestrian circulation.
5. Add individual landings by the door to each unit to better define entries and to create a sense of private space.
6. Provide trash enclosures for large bins and recycling containers.
7. Add or improve landscaped areas, primarily in the front setback area; in particular, remove excessive pavement and install landscaping.
8. Replace worn or chain link fencing with durable, attractive fencing.
9. Replace deteriorated mailboxes with new mailboxes.
10. Add or embellish trim around windows, doorways, and rooflines.
11. Add overhangs, awnings, or trellises over windows and/or doorways; install planter boxes under windows and near entries.
12. Keep exterior paint in good condition; use carefully selected paint colors to provide identity and to highlight existing or new architectural features.

These recommendations will be discussed in more detail in (\*\*Appendix A).

### ***Improve Property Maintenance and Management***

The Rockspring neighborhood is comprised almost entirely of renters, therefore the long term improvement of the area depends on a high level of commitment from property owners and managers. In addition to the physical maintenance issues described above, property owners need to focus more on the proper management of their properties.

Strict rules regarding tenant responsibilities should be clearly established in rental agreements and fairly enforced. The rules might address such topics as the maximum number of people and vehicles per unit,

removal of inoperable vehicles, on-site storage, garbage disposal and recycling, loud music in units or parking areas, etc. In some cases, tenant education regarding these rules may be necessary and could be facilitated through informational packets distributed to new tenants, contact with Block Captains, and/or tenant workshops. Property owners or managers are primarily responsible for enforcing the rules, not the Police Department, because these rules address behavior on private property rather than criminal matters.

### ***Property Owner Management Workshops:***

A few Rockspring property owners recently completed a training program offered through the City that provides owners with the skills necessary to maintain high quality housing. The majority of property owners in Rockspring did not participate in the program and might well benefit from this sort of training. To make the program more accessible to all property owners and managers, a one-day workshop should be held on a weekend. The workshop should provide information on basic management techniques such as screening tenants, writing formal rental agreements, and enforcing house rules. These techniques would contribute to a stable tenant base in the neighborhood. The workshop should also address routine maintenance techniques and City programs that pertain to multiple family housing areas.

### ***Increase Tenant Responsibility***

Active involvement and commitment of property owners and managers is essential to the revitalization process, however, tenants must also assume a higher level of responsibility for the appearance and condition of their homes, yards, and the larger neighborhood. A positive relationship should be fostered between tenants and property owners to ensure that tenants feel

comfortable reporting any problems or needed repairs.

Tenants should comply with the rules established through the rental contract and actively participate in the care of their units and the neighborhood. Tenants should be conscious of the overall condition and appearance of the property by cleaning up litter and debris, limiting storage in carports/garages or outdoor areas, returning shopping carts to stores, reporting abandoned or inoperable vehicles to Code Enforcement, etc. In addition, tenants should report any needed repairs to the property owner in a timely manner to ensure that problems are corrected before becoming excessive.

The approaches described below could be used to increase tenant involvement with the neighborhood's revitalization and maintenance of individual units.

Tenant Training Workshops: A series of workshops similar to the property management training should be offered to residents in Rockspring to inform tenants of their rights and responsibilities as renters. These workshops should discuss ways that tenants can contribute to the quality of their rental unit and the community, and what tenants should expect from their landlords. Information on legal services available to renters through various organizations could also be provided at these workshops. The workshops would be a good forum for discussing City services and programs that could benefit residents.

New Tenant Informational Packets: Property owners should distribute informational packets to new tenants renting units in their buildings. The packets could contain information on rules and restrictions in the rental contract, City programs such as

recycling and code enforcement, Neighborhood Watch and crime prevention programs, neighborhood organizations, etc. City "Trouble-Shooter" guides could also be provided. Information should be provided in English, Spanish, and Vietnamese.

Neighborhood Association: A Neighborhood Association should be established in Rockspring to encourage interaction and cooperation between residents. The Association would be an important resource for residents, especially new tenants, and could organize community events and improvements. Additional information on this recommendation is discussed in the Neighborhood Organizing section.

### ***Code Enforcement***

This *Plan* recommends strong, consistent enforcement of City codes intended to protect public health, welfare, and safety and improve neighborhood appearance. Code Enforcement activities should be enhanced to be as proactive as possible. Efforts should be focused on interior and exterior building conditions, neighborhood blight, and property conditions including parking areas and landscaping. Property owners should be held accountable for code violations and make necessary repairs and improvements in a timely manner. This includes reverting illegal units and garage conversions constructed without the appropriate permits to their original uses.

Property owners must comply with approved development permits and obtain necessary permits prior to modifying their properties. Community members should assist code enforcement efforts by reporting observed violations to the Code Enforcement Division.

***Overcrowded Housing***

Reducing overcrowded housing units requires the joint efforts of property owners and the Code Enforcement Division. Rental agreements should restrict the number of tenants that the unit can reasonably accommodate. The property owner should strictly enforce this restriction. In addition, illegal garage conversions and units added without the appropriate permits should be returned to their intended uses. This would reduce impacts on the community, including limited parking.

***Assistance Programs***

The Housing Department offers low interest loans and grants for housing rehabilitation and improvement projects. The Department provides grants to paint the exterior of multiple family residential buildings. The City pays 60 percent of the painting cost and the property owner pays the remaining 40 percent. Rental Housing Rehabilitation Loans are also available for repairs necessary to maintain the health and safety of residential buildings. Cosmetic repairs are not eligible for funding through this loan. To qualify for the Housing Department programs, the majority of tenants in the building must be low income. A zero percent interest loan for up to \$7,500 is also available for owner-occupied homes or condominiums for minor repairs of an urgent nature. Eligible property owners in the revitalization area should apply for these loans and make repairs to their buildings.

The competition for the loan and grant assistance programs citywide is high due to their popularity. The Housing Department should consider making Rockspring a target area for these programs, giving higher priority to applications from the revitalization area. This would reduce the competition the Rockspring property owners

face and facilitate the improvement of the housing stock in the revitalization area.

The Redevelopment Agency expanded its Neighborhood Investment District program to include the Rockspring area in October 1999. The program will make additional resources available to assist with property improvements and revitalization efforts.

***Bin Cleanups***

The City held bin cleanup events in Rockspring in May 1996 and February 1999. These events provide residents and property owners a chance to discard unwanted items and garbage that clutter properties. These events promote proper disposal of large items that might otherwise be dumped in the creek or stored in carports and garages. Additional cleanup events should be held periodically in the neighborhood and could coincide with larger improvement events, such as property repair fairs, tree trimming, and park maintenance.

***Abandoned Vehicles***

Abandoned or inoperable vehicles parked on the street or on private property exacerbate parking problems while detracting from the appearance of the neighborhood. The Code Enforcement Division's Vehicle Abatement Unit should increase enforcement of codes regarding the abatement of abandoned or inoperable vehicles in the public right-of-way. Property owners should include in their rental agreements a restriction against parking inoperable cars on-site and should be responsible for monitoring their properties. Community members, including property owners, should play an active role in targeting this problem by reporting any abandoned or inoperable vehicles to the Code Enforcement Division.

### ***Graffiti***

Outreach about the City's Anti-Graffiti program should be targeted to the revitalization area to increase participation and awareness. The program promotes the eradication of graffiti by responding to locations reported to the Anti-Graffiti hotline. Graffiti removal is facilitated by providing paint and paint brushes to property owners victimized by taggers and training community members to remove graffiti. The Anti-Graffiti program also provides educational outreach that should be targeted to children and teenagers in Rockspring to discourage them from committing this type of vandalism.

## **5. PARKING**

The Advisory Group indicated that the availability of parking in Rockspring is limited. A high number of cars per residential unit impacts the availability of on-and off-street parking. This *Plan* explored several recommendations proposed by the Advisory Group, however, most were not feasible solutions.

### ***Angled Parking on Senter Road***

The Advisory Group suggested installing angled parking stalls on Senter Road between Needles and Nordale to increase the amount of on-street parking in the neighborhood. The City typically uses diagonal parking only in limited instances in commercial areas and the downtown area, and never on a six-lane arterial street such as Senter Road. Angled parking requires an adequate amount of space for cars to maneuver in and out of parking spaces without disrupting traffic. There is not enough space on Senter Road for this type of parking. Without adequate space, cars would back out into a travel lane on Senter

Road, posing a danger to both the parked cars and those in motion.

### ***Lack of Adequate Parking***

The Advisory Group recommended painting parallel parking stalls on the streets to indicate appropriate parking spaces. The City explored this option and determined that it is not very productive since it would not actually increase the amount of available parking and would potentially limit parking further.

Other approaches are recommended for addressing the limited amount of parking, including reconfiguring on-site parking areas for better efficiency where feasible. Some suggestions for maximizing on-site parking areas are illustrated in (\*\*Appendix A).

Property managers should modify the house rules in the rental agreement to address proper use of garages, carports, and parking areas, including restricting the number of vehicles allowed per unit. The rental agreement should prohibit the use of carports or garages for storage, which limits the amount of space available for parking. In addition, garages converted to other uses without the appropriate planning permits should be converted to their intended use as covered parking.

Community members should report abandoned vehicles to the Code Enforcement Division. Removing abandoned or inoperable cars from the streets and on-site parking areas will increase the amount of available parking.

### ***Interference with Street Sweeping***

The City's enforced street sweeping program was initiated in Rockspring in October 1998 and expanded to Phelan Avenue in March 1999. 'No Parking' signs

were posted throughout the neighborhood indicating the street sweeping date and time. Cars parked on the street during those times receive citations or risk being towed. While most cars have been removed from the street on street sweeping days, the remaining cars, in combination with the trash collection issues discussed below, continue to seriously impede effective sweeping.

In order to increase cooperation with the program and reduce the number of citations issued to residents, temporary notices should be posted at the two primary entrances to the neighborhood; Senter and Nordale, and Senter and Needles. A community volunteer could post the notices the afternoon prior to the street sweeping to provide residents with adequate time to remove their cars from the street. As a long term approach, Rockspring Neighborhood Association newsletters could remind residents of the sweeping date.

### ***Parking Enforcement***

**Enforcement:** The limited supply of parking in the neighborhood contributes to the prevalence of illegally parked cars. Cars occasionally park in prohibited areas, block private driveways, or park on sidewalks. The Streets and Traffic Department should patrol the revitalization area and issue citations for parking violations. The San Jose Police Department's Traffic Enforcement Unit should also monitor the area for unsafe or disruptive situations.

**Red Curbs:** The red curbs in the neighborhood were significantly faded resulting in cars parking in inappropriate areas. The Department of Streets and Traffic was notified of this situation, and the curbs were repainted in July 1999. Community members should assist with the on-going maintenance of the curbs by participating in the City's Adopt-A-Curb

program. Volunteers in the program are provided with the supplies and training required to repaint faded red curbs as needed. Maintaining the curbs contributes to the overall safety of the neighborhood by clearly indicating areas where parking is prohibited.

## **6. MISCELLANEOUS ISSUES**

### ***Fireworks***

Residents frequently set off fireworks to celebrate holidays such as New Year or the Fourth of July. These festivities disturb other residents and result in accumulated litter and debris in the streets and on properties. Residents should use the Police Department's 311 non-emergency phone line to report such disturbances. In addition, property owners should modify their rental agreements to discourage such activities.

### ***Loud Music***

Members of the Advisory Group indicated problems with tenants playing loud music from cars parked in on-site parking areas. This disturbs other residents, particularly when it occurs late at night. Property owners should modify their rental agreements to prohibit this type of disruption. Residents and property owners should report on-going and significant disturbances to police through the 311 non-emergency phone line.

### ***Retaliation***

Active community participation is essential to the neighborhood's revitalization. Tenants should feel secure to fully participate in the implementation of this *Plan* by reporting problems to the appropriate parties. Property owners should recognize the importance of this involvement and refrain from any retaliatory actions.

### 7. KELLEY PARK AND HISTORICAL MUSEUM

#### *Parking Lot Landscaping*

Several trees were removed during the construction of the City-operated parking lot at the end of Phelan Avenue. Construction plans for the lot call for more than two to one replacement of removed trees. The City should ensure that the trees are planted according to the requirements specified in the plans and that the trees are well maintained in order to create an attractive atmosphere in the lot and provide an adequate buffer between the parking lot and the Springbrook Condominiums. Additionally, the City should replace the landscaping at the Springbrook entrance that was damaged during construction.

#### *History Museums Master Plan*

The History Museums of San Jose is currently updating the Master Plan for its facilities, including the Historical Museum located in Kelley Park. The Museum has made an effort to involve the Rockspring and Springbrook communities in the planning process, and is encouraged to continue its outreach in the area. One suggestion raised by the Advisory Group was to improve the appearance of the Museum along Phelan Avenue. This would benefit both the community and the Museum. The chain link fence surrounding the Museum could be replaced with attractive, open fencing such as wrought iron. The Museum may be interested in working with the community on a mural or other public art project along the Phelan Avenue frontage.

The Museum should work with the Community Action Team and other neighborhood organizations to promote Museum events in the neighborhood. These organizations should explore ways of

increasing community involvement with the Museum such as offering discounted fees for community members.

### 8. RECYCLING AND GARBAGE

#### *Recycling Education*

The City's recycling program has been less than effective in the revitalization area because tenants frequently dump garbage and non-recyclable items in the recycling collection bins. As a result, Green Team cannot collect the recyclable materials and the full bins remain on the street until the inappropriate items are removed from the bins. This is unsightly and poses potential health concerns as the garbage decomposes. In response, property owners tend to lock up the bins, preventing both proper collection of recyclable materials and improper use of the bins.

The Advisory Group felt that increased outreach to tenants and property owners about proper recycling techniques and the benefits of recycling would reduce this problem. Green Team, the recycling vendor, provides educational outreach and materials that should be targeted to property owners, managers, and residents in the revitalization area. Multi-lingual posters and labels describing how and what to recycle (provided by Green Team) should be clearly posted in recycling areas or on building informational boards. Educational materials should also be distributed to new tenants as part of the new tenant informational packets. In addition, Green Team provides small recycling bins that can be kept inside each unit. The bins facilitate recycling by making it easier to collect the materials and transport them to the large bins. Bins should be made available to each unit in the revitalization area.



“Recycling captains” for each building could be trained to provide new and existing tenants with information about recycling and to ensure that items are properly recycled. These captains could be residents, property owners, or managers, and could coincide with existing Block Captains.

### ***Vending Machine***

The State Department of Conservation is exploring the potential for installing a recycling “vending machine” at a large retail center near the revitalization area. Potential locations are being considered on Story Road and on Tully Road. Recyclable materials can be redeemed for cash value at these machines, which provides an incentive for residents to recycle.

### ***Garbage Collection***

The current method of setting trash bins out for collection interferes with street sweeping and is disruptive to the neighborhood. Under the current schedule, garbage and recycling are collected each Wednesday morning. Street sweeping occurs in the afternoon on the third Wednesday of each month. Trash and recycling bins set out for collection on Tuesday evening or Wednesday morning often remain on the street until Wednesday evening, preventing street sweepers from cleaning the street and gutter in those locations.

The City pursued rescheduling either the garbage collection or the street sweeping to avoid this conflict, but it was not possible at this time. As these schedules are modified in the future, every effort should be made to adjust the schedules so that garbage collection occurs one full day prior to street sweeping.

Until the scheduling conflict is resolved, property owners should arrange for the bins to be put away before street sweeping occurs

at 1:00 PM. Owners could pay an additional fee to have the garbage vendor put the bin away after collection, or hire a tenant who is home during the daytime to put the bin away. Property owners should also assume responsibility for placing the bins out for collection in a way that does not impede traffic in the neighborhood. Bins should be placed next to the curb, rather than out in the travel lanes. Bins should be promptly returned to the enclosure after collection.

### ***Bin Enclosures***

Property owners are strongly encouraged to install trash bin enclosures on their properties to shield the bins from public view. Collectively, this would improve the appearance of the neighborhood. Additional information on the design and location of these enclosures is provided in (\*\*Appendix A). Property owners should obtain the appropriate permits from the Department of Planning, Building and Code Enforcement prior to constructing the enclosure.

City zoning codes require trash bins and enclosures to be located outside the front setback area, typically the front 15 feet of a property. In the limited instances where the physical constraints of a property make compliance with this requirement impossible, the property owner should apply for a development variance from the Department of Planning, Building and Code Enforcement.

## **9. NEIGHBORHOOD CIRCULATION**

### ***Transportation to School***

Students in Rockspring in kindergarten through eighth grade began attending the new George Shirakawa School in Fall 1999. The school is located south of the revitalization area on Wool Creek Drive. Due to the close proximity of the

neighborhood to the school, the students will no longer be bused to school. Some members of the community expressed concern about the safety of children walking along Senter Road to the school. The Department of Streets and Traffic evaluated the area through its School Safety program and made some traffic control improvements to ensure the safety of children traveling to the school. The improvements include the installation of three-way stop signs and children crossing signs near the school.

These improvements should increase the safety of the area but may not fully address the concerns about children walking between Rockspring and the school. Concerned parents might consider organizing a neighborhood carpool or take turns walking with the students to school.

### ***Regulation of New Parking Lot***

The City constructed a new toll parking lot at the eastern terminus of Phelan Avenue to serve Kelley Park and Historical Museum visitors. The parking lot is not yet complete but will be available for use in the near future. The Advisory Group expressed concern about potential conflicts resulting from the new lot, including excessive traffic traveling to the lot for special events. In addition, residents are concerned that visitors will park in the Springbrook neighborhood to avoid paying fees associated with the lot. The City should provide traffic control as necessary to minimize disruption to Springbrook and Rockspring residents and the police should cite cars parked in restricted areas. Residents should also report significant parking problems associated with the parking lot to the City's Department of Conventions, Arts and Entertainment. If the parking lot poses continual disruption to the neighborhood, the City should study the area

to see if it is eligible for a residential parking program.

### ***Speeding***

The Advisory Group indicated that cars frequently speed through the Rockspring area, posing a threat to pedestrians and children in the neighborhood. The Advisory Group proposed installing speed humps in the streets to slow traffic. The City does not use speed humps as a standard approach to slowing traffic. The cost of each hump is prohibitive and the speed humps could also reduce the response time of emergency vehicles traveling through the area.

The Traffic Unit of the San Jose Police Department should continue to strengthen its enforcement of traffic violations in the neighborhood, especially targeting speeding vehicles. If speeding and other traffic violations continue to be a problem, the Department of Streets and Traffic should conduct a survey of neighborhood residents to determine the extent of the problems and take action to increase pedestrian and vehicular safety in the neighborhood. For example, if the survey shows that speeding is a significant problem, the Neighborhood Automated Speed Compliance Program (NASCO) could be used in the neighborhood to target speeding vehicles. NASCO uses automated photo-radar equipment to issue notices or citations to speeding vehicles.

If these approaches are unsuccessful in reducing speeding and the neighborhood still feels that it is a significant problem, the Department of Streets and Traffic may be able to study the area to determine if the problem warrants other approaches, such as the installation of speed humps.

***Handicap Curb Ramps***

The Advisory Group felt that curb ramps should be installed on each corner in the neighborhood to improve accessibility to disabled and elderly residents. The Department of Public Works will install curb ramps at six corners in Rockspring in Fall 1999; Nordale and Welch, Nordale and Rockspring, Needles and Welch, and Needles and Wool Creek. Once this work is completed, all corners in the neighborhood will be accessible.

**10. STREET TREES*****Tree Trimming***

The Rockspring neighborhood has over 70 street trees. Many of these trees could benefit from tree trimming to improve the appearance and health of the tree. In addition, trimming will improve lighting conditions in the neighborhood by removing excess foliage blocking street lights. Property owners are responsible for trimming and maintaining street trees adjacent to their properties, however, the Advisory Group has allocated some discretionary funds to trim the street trees in Rockspring as a one-time improvement. In the future, property owners should take responsibility for keeping the street trees trimmed, especially the trees near street lights.

***Plant Trees***

Some locations in the Rockspring neighborhood lack street trees, which detracts from the overall appearance of the neighborhood. Healthy street trees contribute to an inviting community atmosphere. The community should request trees through the Mayor's Tree Program. The City will issue free street trees to property owners and help select the appropriate location for the tree. The

property owner is responsible for planting and caring for the trees.

A comprehensive tree planting event should be held to get the larger community involved with the care of the trees. If trees are no longer available through the Mayor's program, the Rockspring property owners should apply for trees from Our City Forest, a nonprofit organization dedicated to planting trees throughout San Jose. Our City Forest offers free street trees in exchange for a commitment from community members to care for the trees.

Community members should be involved in the selection of the tree species whenever possible to ensure compatibility with the needs of the community. Trees should, however, be of species tall and broad enough to provide significant shade and to avoid creating obstacles or obscuring views between 10 to 15 feet of the ground.

***Damage to Curbs, Gutters, and Sidewalks***

Property owners are responsible for maintaining the condition of curbs, gutters and sidewalks adjacent to their properties. Various methods can often be used to prevent damage to infrastructure caused by tree roots, such as the installation of a root guard or deep watering of new trees to encourage growth of deep roots. Property owners should examine the sidewalks, curbs, and gutters along their properties and make any repairs necessary to correct hazardous or unsightly damage. Permits for this work can be obtained from the Department of Streets and Traffic.

**11. NEIGHBORHOOD COMMERCIAL*****Physical Improvements***

Improvements should be made to the appearance of the Happy Hollow Market.

Its location on the corner of Senter Road and Phelan Avenue make the market a prominent entry point to the neighborhoods and its enhancement would make a significant contribution to the area's revitalization. The site and building could be modified to complement the Daily Eggroll Restaurant to create a cohesive commercial center.

This *Plan* includes recommendations, illustrated in (\*\*Appendix A), for improving the appearance of the Happy Hollow Market. These include:

- Reorganize the site to better facilitate parking and to provide landscaping along Senter Road and at the entrance to the building.
- Improve the physical appearance of the building by upgrading the roof to complement the roof on the adjacent Daily Eggroll building, repainting the building, etc.
- Consolidate signage into one, prominent sign attached to the building façade and one monument sign on Senter Road. Both signs should be consistent with the City's Sign Ordinance.
- Delineate proper storage and garbage areas behind the market. The site currently lacks trash bin enclosures and in the past, cardboard boxes were stored in an exposed chain link enclosure.

In addition to physical improvements, the owner could consider expanding the market, especially to provide a small indoor and/or outdoor dining area where customers can enjoy the barbecue ribs and other food served at the market. The relocation of the City's Central Service Yard to the northwest corner of Phelan and Senter, and the addition of several industrial buildings on Senter Road could increase the customer base for the market, primarily during the lunch hour.

## 12. NEIGHBORHOOD ORGANIZATION

The implementation of this *Plan* requires the strong support and dedication of residents and property owners in the revitalization area. United community organizations form a backbone to support long term change and community improvements. Active participation in the revitalization area would instill a sense of pride and ownership of the neighborhood.

### *Community Organizations*

Community Action Team: A Community Action Team (CAT) comprised of residents and property owners from Rockspring and Springbrook should be formed to actively participate in the implementation of this *Plan*. The CAT would work directly with staff from the Department of Parks, Recreation, and Neighborhood Services (PRNS) and other City Departments, and act as a liaison between the City and the community. The CAT would implement action items in the *Plan*, apply for grants to fund programs and improvements, and organize community events. Many members of the Advisory Group will transition into this implementation group.

Rockspring Neighborhood Association: The Rockspring neighborhood would benefit from a Neighborhood Association comprised of area residents. The formation of an organized neighborhood association would create a forum for addressing the concerns of the community. The association should provide information on community and revitalization activities, facilitate fundraising efforts, and foster interaction between residents.

Rockspring Property Owner Association: The Rockspring Property Owner Association should continue and expand to

include more property owners.

Coordination and encouragement between property owners would strengthen the revitalization effort. PRNS should assist with outreach to increase property owner participation with this organization. In addition, the three community organizations (Springbrook Home Owners Association, Rockspring Property Owners Association, and Rockspring Neighborhood Association) should cooperate on long term community improvements and should develop strong ties with the Community Action Team to funnel the resources of each group toward the implementation of this *Plan* and the achievement of the vision for the area.

#### ***Community Outreach and Education***

As a way to disseminate useful information to residents and update residents on community events, property owners are encouraged to install bulletin boards in a visible location in their buildings. A bulletin board could be placed in the laundry room, on carports or garages, or near staircases. Boards located on the exterior of a building should be contained in a plastic case to protect the posted information from the weather. Boards and signs mounted on building exteriors should be reviewed for compliance with the City's Sign Ordinance.

As discussed in the Housing and Neighborhood Appearance section, property owners are encouraged to distribute informational packets to new tenants renting units in their buildings. Information in the packets would help new residents be active participants in the neighborhood. The packets could contain information (in English, Spanish, and Vietnamese) on rules and restrictions in the rental contract, City programs such as recycling and code enforcement, Neighborhood Watch and crime prevention, neighborhood

organizations, etc. City "Trouble-Shooter" guides could also be provided.

#### ***Community Events***

Community events provide an opportunity for the neighborhood to get to know each other, and to work toward long term improvement of the area. Events could be primarily social and recreational, such as throwing a grand opening celebration for the new Wool Creek Playground Area or the proposed community garden, or could coordinate community improvements such as bin cleanup events, Coyote Creek cleanups, comprehensive property improvements, etc. Various community events should be held periodically to bring the neighborhoods together.

### **13. LAND USE**

#### ***General Plan Amendments***

The Department of Planning, Building and Code Enforcement submitted a General Plan Amendment for the Springbrook Condominium site during the 1999 General Plan Amendment period. The amendment would change the land use designation for the Springbrook property from Public Park/Open Space to Medium Density Residential to reflect the existing land use. (See figure 8.) The new designation allows between eight and 16 dwelling units per acre, which supports the 64 dwelling units constructed in the Springbrook complex. The amendment does not alter the existing land use and would not impact the residents of Springbrook, but is intended to modify the City's General Plan to accurately reflect the existing development. The community should be kept informed of the progress of this amendment.

The Planning Services Division should consider a General Plan amendment for the

Happy Hollow Market and Daily Eggroll sites to support these neighborhood-serving commercial uses. These sites are currently designated High Density Residential (25-40 dwelling units per acre) on the General Plan Land Use and Transportation Diagram. The community stressed the importance of retaining neighborhood-serving commercial at this location. Changing the designation to a commercial land use designation could support the long term presence of commercial uses that would serve the Rockspring and Springbrook communities, as well as the new industrial and office uses on Senter Road.

### ***Zoning Changes***

The Planning Services Division should consider rezoning the first three parcels at the southeastern corner of Nordale Avenue and Senter Road from C-1 Commercial to R-3 Residential (See figure 9). This would support the existing residential development and conform to the High Density Residential General Plan designation.

The Department of Planning, Building and Code Enforcement should keep the community informed about these proposed land use designation changes.



Figure 8: Proposed General Plan Amendments



Figure 9: Proposed Zoning Changes



## ACTION PLAN

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*Example of recent property improvements including painting building and installing landscaping*

The success of the *Rockspring Neighborhood Revitalization Plan* depends upon strong commitment from the City of San Jose and Rockspring and Springbrook property owners, residents, and businesses to implement the ideas contained in the *Plan* and to contribute to long term, positive changes in the neighborhood.

The beginning of this chapter describes the overall approach for implementing the *Revitalization Plan* including the roles of the City and community, time frame for implementation, and funding considerations. The remainder of this chapter contains a detailed action plan for achieving each improvement item identified in the previous chapter. The action plan describes the method for completing each improvement item, establishes a time frame for

implementation, and identifies the City departments, community members, or other organizations primarily responsible for carrying out each improvement item. Funding sources necessary to implement the recommendations of the *Plan* are also identified, including the \$200,000 in one-time discretionary funds allocated to Rockspring by the City Council, and guidelines for the Rockspring Neighborhood Improvement Grants established by the Advisory Group using discretionary funding.

### IMPLEMENTATION APPROACH

The *Plan* provides a framework for arresting the decline of the Rockspring area and describes the commitment of the City and

community members necessary for successful implementation of this *Plan*. The *Revitalization Plan* builds upon the progress of previous City efforts in Rockspring, including concentrated police efforts and the community outreach activities of Parks, Recreation, and Neighborhood Services staff. The City can continue to contribute to the revitalization effort by targeting City programs and resources into the area, such as increasing police and code enforcement resources (at least in the short term), improving public infrastructure and City services, and expanding community programs in Rockspring. Property owners, property managers, businesses, and residents are also expected to dedicate their time, energy, and personal resources to make the recommendations of the *Plan* a reality. A partnership between the City and community should ensure the successful revitalization of Rockspring.

The Department of Parks, Recreation, and Neighborhood Services (PRNS) is the lead City department responsible for overseeing the implementation of this *Plan* and will play a role in each improvement item. As the lead department, PRNS should ensure that the improvement items occur in a timely manner. PRNS should also facilitate coordination and communication among City departments and between the City and community for the implementation of this *Plan*.

The Department of Planning, Building, and Code Enforcement (PB&CE) will support PRNS by interpreting the *Plan*, providing suggestions on implementation approaches, delivering Code Enforcement services, and providing other assistance as necessary. The implementation of this *Plan* will also require the concentrated efforts of other City departments and community groups as discussed in the action plan.

While a committed effort by the City of San Jose is a necessary element of Rockspring's revitalization, community members must also play a significant role in the revitalization effort. The Advisory Group, comprised of Rockspring and Springbrook community members and representatives, will transition into an implementation role to assist the City carry out the *Plan*. This group will work directly on many improvement items, help with community outreach efforts, and oversee the use of allocated discretionary funds and neighborhood improvement grants.

The people who live, work, and/or own property in Rockspring must also assume responsibility for improving the condition of the neighborhood and commit to making long term, positive changes to the area. Property owners need to be responsible for maintaining decent, safe, sanitary, and attractive dwelling units. Residents need to assist with the upkeep of their units and should report needed repairs to their landlords. Community members should participate in crime prevention programs and community improvement events. All Rockspring constituents need to contribute to the safety and appearance of the area by reporting crimes to the police, registering complaints regarding code violations to the Code Enforcement Division, and notifying the City of damaged public infrastructure (e.g., potholes or burnt out street lights).

Only an active partnership between the City and the community will enable the Rockspring area to return to a safe, desirable living environment. The City is committed to this partnership as a way to ensure that the conditions in Rockspring improve through the implementation of this *Plan* and to avoid the recurrence of the conditions that necessitated this revitalization effort.



Through the partnership, positive changes will have a lasting effect in Rockspring.

## **FUNDING**

Adequate funding is essential for the successful implementation of this *Plan*. In addition to budgets for existing City programs, the Mayor and San Jose City Council set aside \$200,000 in discretionary funds for short term implementation. The Advisory Group allocated these funds toward various improvement items based on the needs and concerns of the community. Table 1 describes the allocation of these discretionary funds.

The Advisory Group set aside \$60,500 of the discretionary funds for Rockspring Neighborhood Improvement Grants. The grants are intended to support private property improvements that benefit the larger community such as front yard landscaping and exterior building enhancements. They should supplement the private investments of property owners to enable their resources to achieve more, but are not to be awarded in lieu of this investment. Recommended guidelines for the distribution of these grants are included later in this chapter.

Other sources of funding should be pursued to supplement the discretionary funds and enable the spirit of this *Plan* to be realized. The implementation group, with the assistance of Parks, Recreation and Neighborhood Services, should apply for grants for neighborhood improvements such as San Jose's Community Action and Pride grants, San Jose Beautiful grants, and grants offered through various non-profit organizations.

## **TIME FRAME**

The implementation of this *Plan* cannot be accomplished overnight. This chapter identifies a time frame for achieving each improvement item. Many items need to be initiated as soon as possible to ensure that full implementation is attainable within the target time frame. All improvement items should be completed within the noted time frame or earlier to revitalize the Rockspring area. The improvement items are organized into three time frames for implementation:

Immediate Term: within 6 months of *Plan* adoption

Short Term: within 18 months of *Plan* adoption

Medium Term: 18 months to five years after *Plan* adoption

Long Term: five years or longer after *Plan* adoption

Some items are also identified as ongoing. Initial implementation of these items should occur within the target time frame, but will continue beyond *Plan* implementation. Where applicable, the community should assume more responsibility for implementation of ongoing items as time progresses.

Since this *Plan* may take some years to fully implement, the Department of Parks, Recreation, and Neighborhood Services should provide semi-annual progress reports to the City Council for the next five years. In this way, the City Council can evaluate how well city resources are being used to achieve the goals of the *Plan* and determine if the allocation of resources should change to ensure the success of the *Plan*.

## ROCKSPRING NEIGHBORHOOD REVITALIZATION PLAN

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The remainder of this chapter discusses the specific implementation approach for each improvement item identified in the Improvement Plan chapter. A thorough discussion of each issue is provided in that chapter. Page references are provided at the

end of each action item to assist the reader locate additional information on each issue in the Improvement Plan chapter.

**TABLE 1: Allocation of One-Time Discretionary Funds**

| <b>Improvement Item</b>   | <b>Allocation</b> |
|---|-------------------|
| Rockspring Neighborhood Improvement Grants  | \$60,500          |
| Establish a community garden in the parcel of land between Rockspring and Springbrook   | \$45,000          |
| Resources and programs for children<br>(Specific allocations to be determined by the Rockspring Community Action Team with community input) | \$45,000          |
| Trim all street trees in Rockspring   | \$15,000          |
| Wattage upgrades for all street lights in Rockspring  | \$10,000          |
| Neighborhood security improvements<br>a. No trespassing metal signs for each building and for critical locations in the area                | \$5,000           |
| b. Uniform, reflective building numbers and curb painting   | \$500             |
| Bin clean-up events   | \$3,000           |
| Community Activities Fund for community improvement and/or social events, newsletters, and other ongoing activities.                        | \$10,000          |
| Rockspring Community Action Team: funds for operations and activities   | \$6,000           |
| <b>TOTAL</b>  | <b>\$200,000</b>  |



## **SUGGESTED GUIDELINES FOR ROCKSPRING NEIGHBORHOOD IMPROVEMENT GRANTS**

The Rockspring Community Action Team should establish a procedure for reviewing and approving applications for Rockspring Neighborhood Improvement Grants. The following criteria should be used as a basis for development of a formal approval process.

### **Eligibility Requirements:**

1. Any property in Rockspring is eligible to apply for a grant, however, property owners should be encouraged to apply in small groups for comprehensive neighborhood improvements. For example, two adjacent property owners could apply for a grant for landscape improvements to the “island” between their properties, or adjacent property owners could cooperate on a trash bin enclosure to serve both properties. In this way, the grants would benefit a larger portion of the neighborhood.
2. Only property owners are eligible to apply for the grants since the grants are intended for property improvements and as a supplement to property owner investment.

### **Grant Amounts:**

1. A maximum grant amount of \$5,000 should be established to ensure that a small percentage of properties do not monopolize the available monies. Grants could be awarded in smaller increments.

### **Eligibility Criteria:**

1. These grants are intended to supplement property owner investment, and should not exceed 50 percent of the project cost

or the maximum grant amount specified above.

2. Proposed improvements should be visible from the street and should contribute significantly to the appearance and/or function of the “streetscape”. Examples include front yard landscaping, building facade improvements, driveway repairs, new or improved fences, etc.
3. Qualifying improvements may include:
  - Exterior painting;
  - Minimal façade improvements (i.e., new windows, window planter boxes, trim around windows and doorways, etc.);
  - Landscaping, primarily in the front setback area and in front of residential units;
  - Sidewalk repair, including installation of root guards to prevent additional sidewalk damage;
  - Tree trimming;
  - Removal of excessive pavement in the front setback area;
  - Trash bin enclosures;
  - Front yard fencing, using durable, attractive materials (no chain link fences); and
  - Driveway repairs.

### **Application Process:**

1. The application could consist of a letter and other explanatory material, including a detailed description of the scope and location of the proposal, as well as a cost estimate for the improvements. Letters should indicate how the project would significantly contribute to the appearance and/or function of the neighborhood.
2. The application should include supporting materials describing the

proposal such as a simple site plan illustrating the improvements, photographs of the existing conditions, and/or brochures showing materials to be used for the project. Property owners should demonstrate physical improvement project would be done with high quality, durable materials.

3. Projects that would require planning approval should go through the Department of Planning, Building and Code Enforcement's preliminary review process prior to submitting a grant application. Projects that do not receive a positive response from Planning staff would not be eligible for a grant.

4. The final form of the program be determined by the Community Action Team.

**Outreach:**

1. Efforts should be made to inform all property owners of the availability of these grants. With the guidance and assistance of the Community Action Team, Parks, Recreation, and Neighborhood Services should prepare and distribute a flyer to all property owners in Rockspring that informs them of the grant program.

## **1. NEIGHBORHOOD SECURITY AND POLICE PRESENCE**

### **1a. Encourage community participation in crime prevention.**

**Timeframe:** Immediate term and ongoing

**Primary responsibility:**  
Police; Parks, Recreation and Neighborhood Services; community members

**Action:** The Police Department should continue to apply its community policing approach to the Rockspring area to increase the visibility of police in the neighborhood and encourage communication between police and community members. Active community participation is essential for crime prevention, and community members, including property owners, property managers, and residents, should participate in crime prevention programs (such as the Neighborhood Watch and STOP programs described below).

Police Department and PRNS staff should continue to promote these programs to community members. In addition, community members should be aware of their surroundings and report suspicious activity to the police. (*Pages 31 and 32*)

### **1b. Promote the Neighborhood Watch program among new residents.**

**Timeframe:** Ongoing

**Primary responsibility:**  
Parks, Recreation, and Neighborhood Services; Police (Crime Prevention); community members; neighborhood organizations

**Action:** The Neighborhood Watch program should be promoted to new residents through tenant informational packets distributed by property owners to ensure continued participation in the program despite turnover in the neighborhood. Neighborhood Watch meetings should be held as needed to keep the community informed of crime prevention techniques. Residents should implement the techniques learned through the program to promote a safe and secure living environment. (*Page 32*)

**1c. Encourage participation in the STOP program.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**

Property owners; Police; Parks, Recreation and Neighborhood Services

**Action:** Property owners should participate in the STOP program to target trespassing, loitering and related activity. Police and PRNS staff should provide property owners with information about the program to encourage their participation.

The Advisory Group allocated a portion of the one-time discretionary funds to purchase “No Trespassing” signs for the neighborhood. Property owners participating in the program should request a sign through the Rockspring Community Action Team and post it in a prominent location on the property. *(Page 32)*

**1d. Improve visibility of building address numbers.**

**Timeframe:** Short term

**Primary responsibility:**

Property owners; Parks, Recreation and Neighborhood Services; Rockspring Community Action Team

**Action:** Building numbers should be made more visible to enable police to respond promptly to reported incidents. The Advisory Group allocated \$500 of the discretionary funds to install reflective building numbers on each building. The numbers should be placed so they are easily visible from the street. Individual numbers for each unit in the building should also be clearly marked. In addition, faded address numbers should be repainted on curbs.

PRNS staff and the Rockspring Community Action Team should work with Rockspring property owners to ensure that these improvements are made for each building in Rockspring. *(Page 32)*

**1e. Discourage truancy and delinquent behavior by children.**

**Timeframe:** Ongoing

**Primary responsibility:**

Police and community members

**Action:** Community members should report any children observed loitering in the area during school hours, especially along Coyote Creek, to the Police Department’s Truancy and Burglary Suppression program. Property owners are encouraged to participate in the STOP program (see item 1c) to provide the police with tools to address chronic problems with trespassing and loitering that may involve truant children. *(Page 33)*

**1f. Monitor the neighborhood to prevent an increase in gang activity.**

**Timeframe:** Ongoing

**Primary responsibility:**

Police (Violent Crimes Enforcement Team) and community members

**Action:** The Police Department's Violent Crimes Enforcement Team should continue to monitor the revitalization area to prevent the recurrence of gang activity. This effort is dependent on the active involvement of community members. All members of the community should immediately report any suspicious activity, especially those related to gangs, to the police and provide accurate and detailed information about the situation. *(Page 33)*

**1g. Improve lighting conditions in the public right-of-way.**

**Timeframe:** Short term

**Primary Responsibility:**

Public Works and Streets and Traffic

**Action:** The Advisory Group has set aside \$10,000 in one-time discretionary funds for wattage upgrades to all street lights and \$15,000 to trim the street trees in Rockspring to improve lighting conditions. These improvements should be made as soon as possible. *(Page 33)*

**1h. Encourage community members to report burnt out or damaged street lights.**

**Timeframe:** Ongoing

**Primary responsibility:**

Parks, Recreation and Neighborhood Services; Streets and Traffic; property owners; community members

**Action:** PRNS and Streets and Traffic staff should provide community members with information about how to report burnt out or damaged street lights to the City. Property owners should also disseminate this information in the tenant informational packets recommended in this *Plan*. Streets and Traffic should respond to reports as soon as possible to ensure that lighting levels are adequate. *(Page 33)*

**1i. Improve lighting conditions on private properties.**

**Timeframe:** Short term

**Primary responsibility:**

Property owners and Planning, Building and Code Enforcement (Code Enforcement)

**Action:** Property owners should add light fixtures in critical locations on their properties including parking areas, unit entrances, and rear portions of properties. Code Enforcement should continue to work with property owners to ensure that lighting conditions are upgraded to an acceptable standard. *(Pages 33 and 34)*

### 2. FLOODING

#### 2a. Study potential improvements to reduce the flooding of Coyote Creek.

**Timeframe:** Short term for study; long term for implementation

**Primary responsibility:**

Army Corps of Engineers; Santa Clara Valley Water District; Parks, Recreation and Neighborhood Services; other City Departments

**Action:** The Army Corps of Engineers should continue to explore flood control improvements for the revitalization area. Every effort should be made to involve the community in the study and to inform community members of any proposed improvements.

PRNS staff should work with the Army Corps of Engineers to ensure that the community is involved with the study and that other relevant City Departments are informed of the progress of the study.

*(Page 34)*

#### 2b. Consider potential options for minimizing flooding from storm drains as part of the study being conducted by the Army Corps of Engineers.

**Timeframe:** Short term for study; long term for implementation

**Primary responsibility:**

Army Corps of Engineers; Santa Clara Valley Water District; Public Works

**Action:** The Army Corps of Engineers should consider potential options for reducing flooding from storm drains in Rockspring as part of the study discussed in item 2a and implement them if feasible. Any proposed improvements should be coordinated with the Department of Public Works. *(Page 34)*

#### 2c. Establish a system for quickly responding to the threat of a flood.

**Timeframe:** Short term and ongoing

**Primary responsibility:**

Community members; neighborhood organizations; and Santa Clara Valley Water District

**Action:** Community members should establish a system for quickly responding to the threat of a flood, including determining locations where sandbagging may be necessary and coordinating picking up sandbags through the Santa Clara Valley Water District's Neighbors Helping Neighbors Sandbag Assistance Program. These efforts should minimize damage from flooding by effectively protecting properties. *(Page 34)*

**2d. Prevent damage resulting from flood prevention efforts.**

**Timeframe:** Short term

**Primary responsibility:** Planning, Building and Code Enforcement (Planning Services) and San Jose Water Company.

**Action:** The Planning Services Division should continue working with the San Jose Water Company to install gates in critical locations of the fence along Coyote Creek. Installing gates would eliminate the need to cut holes in the fence to gain access to the creek for flood prevention activities or other emergencies. (*Page 34*)

**2e. Participate in the Adopt-A-Creek program and hold creek cleanup events.**

**Timeframe:** Short term and ongoing

**Primary responsibility:** Community members; neighborhood organizations; Santa Clara Valley Water District; and Parks, Recreation and Neighborhood Services

**Action:** Community members and neighborhood organizations are encouraged to participate in the Santa Clara Valley Water District's Adopt-A-Creek program. Periodic creek cleanup events should be held in conjunction with the program to eliminate blight in the creek and promote the health of the watershed. Creek cleanups could coincide with established annual events including National River Cleanup Day and Coastal Cleanup Day. (*Page 35*)

**3. OPEN SPACE AND RECREATION**

**3a. Provide and maintain park and recreation amenities in Rockspring.**

**Timeframe:** Short term and ongoing

**Primary responsibility:** Community members; neighborhood organizations; Parks, Recreation and Neighborhood Services

**Action:** The Wool Creek Playground Area currently under construction is expected to be open to the community in late fall 1999. Community members are encouraged to join the Adopt-A-Park program to help maintain the appearance and condition of the small park. Youth should be especially encouraged to participate in the program to create a sense of ownership of this community resource. PRNS staff should provide information about the Adopt-A-Park program to community members and neighborhood organizations. (*Page 35*)



**3b. Survey residents in the revitalization area to determine what programs and resources are most needed for children in the community.**

**Timeframe:** Short term

**Primary responsibility:**  
Parks, Recreation, and  
Neighborhood Services; and  
Rockspring Community Action  
Team

**Action:** PRNS staff and neighborhood organizations should determine what programs and resources are most needed for children in the area. This assessment should be conducted through a survey of area residents and outreach at community meetings. The results of this survey will determine the allocation of the \$45,000 in one-time discretionary funds set aside for this purpose by the Advisory Group. *(Page 35)*

**3c. Establish and strengthen programs and resources for children.**

**Timeframe:** Medium term

**Primary responsibility:**  
Parks, Recreation, and  
Neighborhood Services; Rockspring  
Community Action Team

**Action:** PRNS staff and the community should establish programs to address the needs of area children identified in the survey discussed in item 3b. Some initial ideas are described in the Open Space and Recreation section of the Improvement Plan chapter. New and existing programs, including SAGE and Junior Rangers, should be promoted among children and teenagers in the Rockspring and Springbrook neighborhoods. In particular, City and County employment programs should be promoted to area teenagers to encourage positive use of their free time. *(Pages 35 through 37)*

**3d. Acquire a site for a community garden.**

**Timeframe:** Short term

**Primary responsibility:**  
Planning, Building and Code  
Enforcement (Planning Services)

**Action:** Planning Services staff should continue working with the San Jose Water Company to expand the boundaries of the City's easement on the Water Company's property to support the establishment of a community garden. The City should also explore the potential for acquiring the entire parcel for additional community uses and for improving access to the site. *(Pages 37 and 38)*

**3e. Establish a community garden.**

**Timeframe:** Medium term

**Primary responsibility:**

Parks, Recreation, and  
Neighborhood Services;  
neighborhood organizations;  
Rockspring Community Action  
Team; community members

**Action:** The Advisory Group set aside \$45,000 in one-time discretionary funds for a community garden in the parcel of land between Rockspring and Springbrook. Once the boundaries of the City's easement have been clarified, PRNS staff and community members should pursue the establishment of a community garden. The community and neighborhood organizations should be actively involved with the initiation and operation of the garden.

Additional grant monies, volunteer labor, and/or donated materials should be pursued to supplement or off-set the investment of discretionary funds. *(Pages 37 and 38)*

**4. HOUSING AND NEIGHBORHOOD APPEARANCE**

**4a. Improve the appearance and function of residential properties.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**

Property owners; Planning, Building and Code Enforcement

**Action:** Property owners are responsible for providing safe, attractive, and well-maintained residential buildings and properties. Property owners should implement the building façade and site improvement ideas described in the Improvement Plan to enhance the appearance and function of their properties. These ideas are illustrated in the Appendix. Some modifications may qualify for financial assistance through the Rockspring Neighborhood Improvement Grants and/or Housing Department loan programs. (See item 4h.)

Property owners should obtain the appropriate development and building permits prior to making any improvements. The Department of Planning, Building, and Code Enforcement is responsible for processing these permits and should assist property owners apply for permits necessary for these improvements. *(Pages 38 and 39)*

### **4b. Improve property maintenance and management practices.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**  
Property owners

**Action:** Property owners should increase maintenance activities and ensure that all exterior and interior building conditions comply with municipal codes and permits. Routine maintenance inspections should be conducted and repairs should occur in a timely manner using high quality, durable materials to prevent recurring problems and further deterioration.

Property owners should also strengthen the management of their properties through the establishment and enforcement of house rules regarding tenant responsibilities. (*Page 39*)

### **4c. Host one-day property owner management workshops.**

**Timeframe:** Short term

**Primary responsibility:**  
Parks, Recreation, and  
Neighborhood Services; Planning,  
Building and Code Enforcement  
(Code Enforcement); Housing  
Department; property owners

**Action:** One-day workshops should be offered to all Rockspring property owners and managers to provide information on management techniques. Topics could include selecting tenants, establishing and enforcing house rules, and writing formal rental agreements. Information on proper maintenance techniques and City programs and services should also be discussed. (*Page 39*)

### **4d. Increase tenant responsibility and involvement with the condition of their unit and the larger neighborhood.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**  
Tenants and property owners

**Action:** Tenants are encouraged to play an active role in the upkeep of their units and the larger neighborhood, including the new playground area and planned community garden. Property owners should encourage this involvement by providing tenants with clear rules and responsibilities in the rental agreement and responding quickly to reported problems. (*Pages 39 and 40*)

**4e. Offer workshops on tenant rights and responsibilities.**

**Timeframe:** Short term

**Primary responsibility:**

Parks, Recreation and Neighborhood Services; other City Departments as needed; residents

**Action:** Workshops should be offered to tenants in the revitalization area to provide information on renter's rights and responsibilities. The workshops should address ways that tenants can contribute to the quality of their units and the neighborhood, landlord responsibilities, legal services available to renters, and various City programs and services. *(Page 40)*

**4f. Provide information to encourage increased tenant responsibility.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**

Property owners and Parks, Recreation, and Neighborhood Services

**Action:** Property owners should provide Informational Packets to tenants that contain literature on tenant responsibilities, City programs and services, neighborhood organizations, revitalization efforts, etc. Similar information could be posted on boards displayed in public areas on the property. *(Page 40)*

**4g. Increase the enforcement of City codes intended to protect the health, safety, and appearance of the neighborhood.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**

Planning, Building, and Code Enforcement (Code Enforcement); property owners; residents

**Action:** The Code Enforcement Division should continue to enforce existing City codes giving primary attention and action to those violations that threaten public health and safety. Interior and exterior building conditions, neighborhood blight, and property conditions should be targeted. Property owners and residents must comply with these codes and should report violations when they occur. *(Page 40)*

**4h. Reduce overcrowded housing situations.**

**Timeframe:** Ongoing

**Primary responsibility:**

Property owners

**Action:** Property owners should be diligent in restricting the number of tenants allowed per unit. Limitations on the number of tenants per unit and the length of guest visits should be established in the rental agreement. *(Page 41)*

**4i. Promote programs available to assist property owners make improvements to their properties.**

**Timeframe:** Short to medium term

**Primary responsibility:**

Parks, Recreation, and Neighborhood Services; Housing Department; Redevelopment Agency; Rockspring Community Action Team

**Action:** Property owners are responsible for the cost of improvements to their properties, however, some additional resources are available. The Advisory Group set aside \$60,500 in one-time discretionary funds for Neighborhood Improvement Grants. The Rockspring Community Action Team and PRNS staff should promote these grants among Rockspring property owners to encourage property improvements. Additional information about these grants is provided earlier in this chapter.

Housing Department paint grants and rehabilitation loans should also be promoted in this neighborhood. The Housing Department should consider making Rockspring a target area for these programs to facilitate the revitalization effort.

The Redevelopment Agency should also apply the resources available through the Neighborhood Investment District program to the Rockspring neighborhood to facilitate property improvements. *(Page 41)*

**4j. Hold bin cleanup events to eliminate blight.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**

Parks, Recreation, and Neighborhood Services; community members; neighborhood organizations

**Action:** The Advisory Group allocated \$3,000 in one-time discretionary funds for bin cleanups. PRNS staff and the community should hold bin cleanup events in conjunction with other improvement efforts to promote a clean neighborhood. Cleanup events could coincide with comprehensive community improvements such as property maintenance and repairs, litter removal, and tree trimming. Property owners and residents should use these events as an opportunity to remove litter and organic debris from their properties and clear garages, carports, and properties of excess storage and unwanted items. *(Page 41)*

**4k. Remove abandoned and inoperable vehicles from the neighborhood.**

**Timeframe:** Immediate term and ongoing

**Primary responsibility:**  
Planning, Building and Code Enforcement (Code Enforcement); community members

**Action:** The Code Enforcement Vehicle Abatement Unit should continue to target abandoned and inoperable vehicles parked in the public right-of-way and on private properties. Community members should keep their vehicles operational and should report problem vehicles to Code Enforcement. *(Page 41)*

**4l. Promote the prompt removal of graffiti.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**  
Parks, Recreation and Neighborhood Services; neighborhood organizations; community members

**Action:** The City's Anti-Graffiti program should be promoted among Rockspring community members to encourage the removal of graffiti from the neighborhood. Young members of the community should be particularly targeted to discourage them from defacing the neighborhood with graffiti. *(Page 42)*

**5. PARKING**

**5a. Implement approaches to increase available parking spaces.**

**Timeframe:** Short term

**Primary responsibility:**  
Property owners

**Action:** Property owners should establish and enforce rules restricting on-site storage of inoperable vehicles, prohibiting use of garages and/or carports for storage, and limiting the number of cars allowed per unit. *(Page 42)*

**5b. Maximize available on-site parking.**

**Timeframe:** Medium term

**Primary responsibility:**  
Property owners; Planning, Building and Code Enforcement (Plan Implementation)

**Action:** Property owners should reconfigure parking areas to maximize on-site parking where feasible. Potential approaches are illustrated in the Appendix. Modifications to existing parking areas would require permits from the Department of Planning, Building and Code Enforcement and should conform to City codes. *(Page 42)*

**5c. Enforce City codes related to on-site parking.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**  
Property owners; (Code Enforcement).

**Action:** The Code Enforcement Division should work with property owners and residents to ensure compliance with City codes intended to provide adequate on-site parking. Garages illegally converted to other uses should be restored to their original condition for covered parking. Code Enforcement and property owners should also restrict residents from parking in the front setback area or unpaved areas or storing inoperable vehicles on-site. *(Page 42)*

**5d. Remind residents to remove vehicles from the street on street sweeping days.**

**Timeframe:** Immediate term

**Primary responsibility:**  
Neighborhood organizations

**Action:** Community members should post temporary notices the afternoon prior to street sweeping day as a short term approach to remind residents to remove vehicles from the street. Notices should be placed on Senter Road at Nordale and Needles in a prominent location to remind residents as they enter the neighborhood. *(Pages 42 and 43))*

**5e. Strengthen parking enforcement.**

**Timeframe:** Immediate term and ongoing

**Primary responsibility:**  
Police; Streets and Traffic; community members

**Action:** The Police and Streets and Traffic Departments should strengthen enforcement of parking regulations to prevent unsafe parking situations and to increase the availability of legitimate parking spaces. *(Page 43)*

**5f. Maintain painted red curbs.**

**Timeframe:** Medium term and ongoing

**Primary responsibility:**  
Parks, Recreation, and  
Neighborhood Services; Streets and Traffic; neighborhood organizations

**Action:** Community members should participate in the Adopt-A-Curb program to repaint red curbs as they fade to ensure that restricted areas are clearly delineated. PRNS and Streets and Traffic staff should promote the program in the neighborhood to encourage participation. *(Page 43)*



## **6. MISCELLANEOUS ISSUES**

### **6a. Discourage use of fireworks.**

**Timeframe:** Ongoing

**Primary responsibility:**  
Property owners and residents

**Action:** Property owners should restrict activities that are disruptive or hazardous to other residents, including setting off fireworks during festivals or other occasions. Restrictions should be clearly stated in rental agreements and strictly enforced. Continuous problems or hazardous situations should be reported to the police. (Page 43)

### **6b. Discourage loud music in public areas of the neighborhood.**

**Timeframe:** Ongoing

**Primary responsibility:**  
Property owners and residents

**Action:** Property owners should restrict activities that are disruptive to other residents, including playing loud music in common areas or units. Restrictions should be clearly stated in rental agreements and strictly enforced. Continuous problems should be reported to the police using the 311 non-emergency phone line. (Page 43)

### **6c. Refrain from retaliatory actions against residents.**

**Timeframe:** Ongoing

**Primary responsibility:**  
Property owners, PRNS, and other City Departments

**Action:** Property owners should refrain from taking any retaliatory action against tenants that report repairs needed to improve property conditions or other issues. PRNS and other City staff should take every opportunity to assure residents that the City will not engage in retaliatory action against parties reporting problems and to encourage residents to report any concerns or questions to the City. (Page 43)

## **7. KELLEY PARK AND HISTORICAL MUSEUM**

### **7a. Install and maintain landscaping in and around the City's parking lot on Phelan Avenue.**

**Timeframe:** Immediate term

**Primary responsibility:**  
Public Works; Convention, Arts, and Entertainment

**Action:** General Services should ensure that the trees recently planted in the new City parking lot on Phelan Avenue remain healthy. Trees that do not survive should be replaced as soon as possible. In addition, the Department of Convention, Arts, and Entertainment should work with the Springbrook Homeowner's Association to replace the landscaping damaged during construction of the parking lot. (Page 44)

**7b. Involve Rockspring and Springbrook community members in the preparation and implementation of the History Museums Master Plan.**

**Timeframe:** Short term

**Primary responsibility:**  
History Museums of San Jose

**Action:** The Museum is encouraged to involve Rockspring and Springbrook community members in the preparation of the History Museums Master Plan as a way to foster a strong relationship between these neighbors. The Museum should also involve community members in the implementation of items that impact these neighborhoods. *(Page 44)*

## 8. RECYCLING AND GARBAGE

**8a. Target recycling education programs to the area to encourage proper recycling.**

**Timeframe:** Short term

**Primary responsibility:**  
Environmental Services Department; Green Team; Parks, Recreation, and Neighborhood Services; property owners

**Action:** Green Team and the Environmental Services Department should target recycling education programs to the revitalization area to promote proper recycling. Programs should involve both property owners and residents. Outreach could include providing multi-lingual informational materials to property owners and residents, supplying small recycling bins to residents, and encouraging “recycling captains”. *(Pages 44 and 45)*

**8b. Work with the State Department of Conservation to install a reverse recycling vending machine.**

**Timeframe:** Medium term

**Primary responsibility:**  
Planning, Building and Code Enforcement (Planning Services Division)

**Action:** Planning Services staff should coordinate with the State Department of Conservation to install a reverse recycling vending machine at a retail center near Rockspring, such as on Story or Senter Roads. Rockspring and Springbrook community members should be informed of the machine once it is installed. *(Page 45)*

**8c. Reschedule either garbage collection or street sweeping to prevent them from occurring on the same day.**

**Timeframe:** Short term

**Primary responsibility:**  
Streets and Traffic; Environmental Services Department; property owners

**Action:** The Environmental Services Department and Streets and Traffic Department should continue to pursue rescheduling either garbage collection or street sweeping to remedy the current conflict. Until the schedule is adjusted, property owners should make every effort to remove bins from the street prior to street sweeping. *(Page 45)*

**8d. Provide attractive enclosures for garbage and recycling bins.**

**Timeframe:** Medium term

**Primary responsibility:**  
Property owners; Planning Building and Code Enforcement (Planning)

**Action:** Property owners should construct attractive, functional enclosures for garbage and recycling bins. Appropriate permits should be obtained from the Department of Planning, Building and Code Enforcement prior to construction. *(Page 45)*

**9. NEIGHBORHOOD CIRCULATION**

**9a. Ensure the safety of children walking to school.**

**Timeframe:** Short term

**Primary responsibility:**  
Streets and Traffic and community members

**Action:** Parents of school-age children should consider taking turns walking young children to the new George Shirakawa School on Wool Creek Drive. Streets and Traffic should monitor the school to see if additional measures could be taken to ensure the safety of the children. *(Pages 45 and 46)*

**9b. Monitor the use of the new City parking lot to avoid impacts on the community.**

**Timeframe:** Ongoing

**Primary responsibility:**  
Community members and Convention, Arts, and Entertainment

**Action:** Community members should report significant problems resulting from the new City parking lot on Phelan Avenue to the Department of Convention, Arts, and Entertainment (CAE). CAE should pursue solutions if the community becomes significantly impacted by the operation of the lot such as improving signage and enforcement during special events and/or instituting a neighborhood permit parking program. *(Page 46)*

**9c. Strengthen enforcement of traffic regulations to deter speeding.**

**Timeframe:** Immediate term;  
medium term for study if needed

**Primary responsibility:**  
Police and Streets and Traffic

**Action:** The Police Department should strengthen enforcement of traffic violations, primarily targeting speeding vehicles. The Department of Streets and Traffic should study the situation if the problem persists to determine if traffic control measures are warranted. *(Page 46)*

**9d. Install handicap accessible ramps to facilitate neighborhood circulation.**

**Timeframe:** Short term

**Primary Responsibility:** Public Works (Design and Construction)

**Action:** Handicap accessible ramps will be installed at six corners in Rockspring in Fall 1999 to make the neighborhood more accessible to handicapped or elderly residents. Once this work is completed, all corners in Rockspring will be accessible. *(Page 47)*

## 10. STREET TREES

**10a. Trim street trees.**

**Timeframe:** Short term

**Primary responsibility:**  
Streets and Traffic

**Action:** All street trees in the Rockspring neighborhood should be trimmed as soon as possible. Special attention should be given to trees near street lights to ensure that branches do not block the street lights. To facilitate this improvement the Advisory Group allocated \$15,000 of one-time discretionary funds. *(Page 47)*

**10b. Plant street trees.**

**Timeframe:** Short term

**Primary responsibility:**  
Parks, Recreation, and  
Neighborhood Services; community  
members; neighborhood  
organizations

**Action:** PRNS staff and the community should apply for trees through the Mayor's 2000 trees program or from Our City Forest to fill in spots in the neighborhood that lack street trees, primarily the southern end of Rockspring Drive. Community members should participate in selecting the tree species and planting the trees through a community tree planting event to promote stewardship of the trees. *(Page 47)*

**10c. Repair damage to curbs, gutters, and sidewalks.**

**Timeframe:** Medium term to ongoing

**Primary Responsibility:**  
Property owners

**Action:** Property owners are responsible for maintaining the curb, gutter, and sidewalk adjacent to their properties. Property owners should inspect the condition of this infrastructure periodically and make any repairs necessary to prevent hazardous situations and to improve the appearance of the neighborhood. In instances where damage is caused by street trees, root guards should be installed to protect the health of the tree and prevent further damage. (*Page 47*)

**11. NEIGHBORHOOD COMMERCIAL**

**11a. Improve the appearance and function of the Happy Hollow Market site.**

**Timeframe:** Medium term

**Primary responsibility:**  
Property owner; Planning, Building, and Code Enforcement (Planning); Office of Economic Development

**Action:** The owner of the Happy Hollow Market is strongly encouraged to upgrade the appearance and function of the site through improvements described and illustrated in the Improvement Plan and the Appendix. The Department of Planning, Building, and Code Enforcement should assist the property owner process the appropriate development permits. The Office of Economic Development should provide assistance with loan programs and information on business management. (*Pages 47 and 48*)

### 12. NEIGHBORHOOD ORGANIZATION

**12a. Strengthen existing neighborhood organizations and establish new organizations, including a Community Action Team to oversee and implement the *Rockspring Neighborhood Revitalization Plan*.**

**Timeframe:** Short term

**Primary responsibility:**  
Parks, Recreation and Neighborhood Services and community members

**Action:** New organizations should be formed and existing organizations strengthened to create a network for ongoing community events and interaction. Specifically, a Community Action Team comprised of Rockspring and Springbrook property owners, managers, and residents should be established to oversee the implementation of the *Plan*.

A Rockspring Neighborhood Association should also be established as a forum for community social and improvement events and to encourage interaction between residents. The Happy Hollow Association of Rockspring property owners should be expanded to involve as many property owners as possible. (*Pages 48 and 49*)

**12b. Increase communication among community members through the dissemination of information.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**  
Parks, Recreation, and Neighborhood Services; property owners; neighborhood organizations

**Action:** Communication between community members should be increased by forming new organizations, strengthening existing organizations, and providing useful information to residents. Property owners should contribute to this item by distributing informational packets to new tenants and posting information on community bulletin boards to encourage active participation in the neighborhood. Descriptions of the packet contents are listed in the Improvement Plan chapter. PRNS staff should provide a sample packet to each property owner and let them know where the materials can be obtained. (*Page 49*)

**12c. Hold various community improvement and/or social events.**

**Timeframe:** Short term and ongoing

**Primary responsibility:**  
Neighborhood organizations; Parks, Recreation and Neighborhood Services

**Action:** PRNS staff should assist community members and neighborhood organizations hold various improvement and/or social events to promote the revitalization effort and community interaction. For example, a grand opening event could be held for the Wool Creek Playground Area. (*Page 49*)

**13. LAND USE**

**13a. Preserve and enhance existing land use patterns by amending the General Plan.**

**Timeframe:** Short term to medium term

**Primary responsibility:**  
Planning, Building and Code Enforcement (Planning Services Division)

**Action:** Planning staff has initiated a General Plan amendment to change the land use designation for the Springbrook Condominiums from Public Park and Open Space to Medium High Density Residential. The amendment is intended to update the General Plan to reflect the existing land use and will not impact the current development.

Planning staff should explore the potential for an additional amendment in 2000 to change the land use designation for the Happy Hollow Market and Daily Eggroll sites from High Density Residential to Neighborhood/Community Commercial. (*Pages 49 and 50*)

**13b. Support land use patterns through zoning changes.**

**Timeframe:** Medium term

**Primary responsibility:**  
Planning, Building and Code Enforcement (Planning Services Division)

**Action:** Planning staff should consider rezoning three parcels at the southeastern corner of Nordale Avenue and Senter Road from C-1 Commercial to R-3 Residential to support the existing residential uses. (*Page 50*)





**Table 2: Action Plan Summary**

| IMPLEMENTATION<br>ITEM  | ACTION  | RESPONSIBILITY*  | FUNDING   | TIMEFRAME**                |
|---|---|--|---|----------------------------|
| <b>1. NEIGHBORHOOD SECURITY AND POLICE PRESENCE</b>           |   |  |   |                            |
| <i><b>Community Participation<br/>in Crime Prevention</b></i> | <b>1a.</b> Increase communication between the police and the community to encourage community participation in crime prevention.                              | Police, PRNS, and community members  | City budget   | Immediate term and ongoing |
| <b>Neighborhood Watch</b>                                     | <b>1b.</b> Promote the Neighborhood Watch program to new residents; encourage residents to implement crime prevention techniques learned through the program. | PRNS, Police (Crime Prevention), community members, and neighborhood organizations | City budget   | Ongoing                    |
| <b>Stop Trespassing on Public/Private Property (STOP)</b>     | <b>1c.</b> Encourage property owners to participate in this program to reduce trespassing, loitering, and associated activity.                                | Property owners, PRNS, and Police  | \$5,000 in discretionary funds for metal “No Trespassing” signs | Short term and ongoing     |
| <i><b>Visible Building Numbers</b></i>                        | <b>1d.</b> Install reflective building numbers on each building and repaint faded addresses on curbs.   | Property owners, PRNS, and Rockspring Community Action Team                        | \$500 in discretionary funds                                    | Short term                 |
| <i><b>Truant and Delinquent Children</b></i>                  | <b>1e.</b> Report truant youth to the Police Department’s Truancy Abatement Burglary Suppression program.   | Police and community members   | City budget   | Ongoing                    |
| <i><b>Gang Activity</b></i>                                   | <b>1f.</b> Violent Crimes Enforcement Team should continue to monitor the area; community members should report any suspicious activity.                      | Police (VCET) and community members  | City budget   | Ongoing                    |

| IMPLEMENTATION ITEM                                  | ACTION   | RESPONSIBILITY  | FUNDING                         | TIMEFRAME  |
|--|--|---|---------------------------------|--|
| <b><i>Lighting Conditions: Street Lighting</i></b>   | <b>1g.</b> Upgrade the wattage of each street light.   | Public Works  | \$10,000 in discretionary funds | Short term   |
|  | <b>1g.</b> Trim street trees, primarily those surrounding street lights.   | Streets and Traffic   | \$15,000 in discretionary funds | Short term   |
|  | <b>1h.</b> Report burnt out street lights to Streets and Traffic; inform residents about the need to report burnt out or damaged street lights.        | PRNS, Streets and Traffic, property owners, and community members | None required                   | Ongoing  |
| <b><i>Lighting Conditions: Property Lighting</i></b> | <b>1i.</b> Increase lighting in critical locations on private properties.  | Property owners and PB&CE (Code Enforcement)                      | Personal funding sources        | Short term   |
| <b>2. FLOODING</b>                                   |  |   |                                 |  |
| <b><i>Flooding from Coyote Creek</i></b>             | <b>2a.</b> Involve the community and relevant City Departments in a study for potential flood improvements in the vicinity of the revitalization area. | Army Corps of Engineers, SCVWD, PRNS, and other City Departments  | Federal funding                 | Short term for study; long term for implementation |
| <b><i>Flooding from Storm Drains</i></b>             | <b>2b.</b> Consider options for minimizing flooding from storm drains as part of the study being conducted by the Army Corps of Engineers.             | Army Corps of Engineers, SCVWD, and Public Works                  | Federal funding                 | Short term for study; long term for implementation |
| <b><i>Quick Response to Flooding</i></b>             | <b>2c.</b> Organize a quick response to prevent damage from the flooding of Coyote Creek.  | Community members, neighborhood organizations, and SCVWD          | None required                   | Short term and Ongoing                             |

| IMPLEMENTATION ITEM                                 | ACTION  | RESPONSIBILITY   | FUNDING  | TIMEFRAME              |
|---|---|--|--|------------------------|
| <i>Prevent Damage from Flood Prevention Efforts</i> | <b>2d.</b> Planning staff should continue working with SJWC to install gates in the fence bordering Coyote Creek to facilitate access for flood prevention or maintenance activities. | SJWC and PB&CE   | To be determined                                 | Short term             |
| <i>Adopt-A-Creek and Creek Cleanup Events</i>       | <b>2e.</b> Participate in the Adopt-A-Creek program and hold creek cleanup events.  | Community members, neighborhood organizations, SCVWD, and PRNS | SCVWD budget                                     | Short term and Ongoing |
| <b>3. OPEN SPACE AND RECREATION</b>                 |   |  |  |                        |
| <i>Lack of Park and Recreation Amenities</i>        | <b>3a.</b> Participate in the Adopt-A-Park program for the new Wool Creek Playground Area.  | Community members, neighborhood organizations, and PRNS        | City budget and community resources              | Short term and Ongoing |
| <i>Resources for Children</i>                       | <b>3b.</b> Assess the needs of the neighborhood's children and establish programs to respond to those needs.  | PRNS and Rockspring Community Action Team                      | \$45,000 in discretionary funds and other grants | Short term             |
| <b>SAGE</b>   | <b>3c.</b> Establish a SAGE program at the George Shirakawa School  | PRNS and Franklin McKinley School District                     | City budget                                      | Medium term            |
| <b>Employment Programs</b>                          | <b>3c.</b> Promote City and County employment programs among teenagers and young adults in the revitalization areas.  | PRNS and County Social Services Agency                         | City and County budgets                          | Short term             |

| IMPLEMENTATION ITEM                              | ACTION   | RESPONSIBILITY  | FUNDING   | TIMEFRAME              |
|--|--|---|---|------------------------|
| <b>Junior Rangers</b>                            | <b>3c.</b> Promote the Junior Ranger program in the revitalization area to encourage participation.  | Kelley Park Rangers and PRNS  | City budget   | Short term             |
| <i>Negotiate Easement for a Community Garden</i> | <b>3d.</b> Expand the City's easement to support the establishment of a community garden.  | PB&CE (Planning Services Division)  | City budget   | Short Term             |
| <i>Establish a Community Garden</i>              | <b>3e.</b> Create a community garden in the parcel of land between Springbrook and Rockspring.   | PRNS, Rockspring Community Action Team, neighborhood organizations, and community members | \$45,000 in discretionary funds and/or other grants   | Medium term            |
| <b>4. HOUSING AND NEIGHBORHOOD APPEARANCE</b>    |  |   |   |                        |
| <i>Upgrade Housing Conditions</i>                | <b>4a.</b> Property owners should upgrade the condition and appearance of their buildings and properties.  | Property owners and PB&CE   | \$60,500 in discretionary funds (Neighborhood Improvement Grants); Housing Department programs; and private funding sources | Short term and Ongoing |
| <i>Improve Maintenance and Management</i>        | <b>4b.</b> Property owners should strengthen the management of their properties and increase maintenance activities.   | Property owners   | Private funding sources   | Short term and Ongoing |
| <b>Property Owner Management Workshops</b>       | <b>4c.</b> One-day workshops should be offered to all Rockspring property owners and managers to provide information on management techniques, proper maintenance, and City programs and services. | PRNS, PB&CE (Code Enforcement Division), Housing, and property owners                     | City budget   | Short term             |

| IMPLEMENTATION ITEM                          | ACTION   | RESPONSIBILITY   | FUNDING  | TIMEFRAME                 |
|--|--|--|--|---------------------------|
| <i><b>Increase Tenant Responsibility</b></i> | <b>4d.</b> Tenants should assume a higher level of responsibility for the condition of their units and the larger neighborhood.  | Tenants and property owners  | None required  | Short term and Ongoing    |
| <b>Tenant Training Workshops</b>             | <b>4e.</b> Offer workshops on tenant rights and responsibilities to residents in Rockspring.   | PRNS, other City Departments, and residents  | City budget  | Short term                |
| <b>Informational Packets</b>                 | <b>4f.</b> Property owners should distribute informational packets to new tenants.   | Property owners and PRNS   | Private funding sources                                    | Short term and Ongoing    |
| <i><b>Code Enforcement</b></i>               | <b>4g.</b> Increase the enforcement of municipal codes intended to improve the health, safety, and appearance of the neighborhood.   | PB&CE (Code Enforcement), property owners, and residents                             | City budget  | Short term and Ongoing    |
| <i><b>Overcrowded Housing</b></i>            | <b>4h.</b> Limit the number of tenants allowed per unit and the length of guest visits in rental agreements.   | Property owners  | None required  | Ongoing                   |
| <i><b>Assistance Programs</b></i>            | <b>4i.</b> Market available Housing Department rehabilitation loans and paint grant, Rockspring Neighborhood Improvement Grants, and RDA's Neighborhood Investment District program to Rockspring property owners; consider making Rockspring a target area for Housing assistance programs. | PRNS, Housing Department, Redevelopment Agency, and Rockspring Community Action Team | City budget and Rockspring Neighborhood Improvement Grants | Short term to medium term |

| IMPLEMENTATION ITEM                      | ACTION  | RESPONSIBILITY   | FUNDING  | TIMEFRAME                  |
|--|---|--|--|----------------------------|
| <i>Bin Cleanups</i>                      | <b>4j.</b> Hold periodic bin cleanup events to promote a clean neighborhood and facilitate physical improvements in the area.                             | PRNS, neighborhood organizations, and community members                | City budget and \$3,000 in discretionary funds           | Short term and Ongoing     |
| <i>Abandoned Vehicles</i>                | <b>4k.</b> Remove abandoned or inoperable vehicles from public streets and private parking areas.   | PB&CE (Code Enforcement-Vehicle Abatement Unit), and community members | City budget  | Immediate term and Ongoing |
| <i>Graffiti</i>                          | <b>4l.</b> Increase community awareness and participation in the City's Anti-Graffiti Program.  | PRNS, neighborhood organizations, and community members                | City budget  | Short term and Ongoing     |
| <b>5. PARKING</b>                        |   |  |  |                            |
| <i>Lack of Adequate Parking</i>          | <b>5a.</b> Property owners should establish and enforce rules regarding proper use of garages, carports, and parking areas.                               | Property owners  | Private funding sources                                  | Short term                 |
| <i>Maximize On-site Parking</i>          | <b>5b.</b> Property owners should reconfigure parking areas to maximize parking if feasible.  | Property owners  | Private funding sources                                  | Medium term                |
|  | <b>5c.</b> Property owners should comply with City code pertaining to on-site parking.  | Property owners and PB&CE (Code Enforcement Division)                  | City budget for Vehicle Abatement and Planning services. | Short term and ongoing     |
| <i>Interference with Street Sweeping</i> | <b>5d.</b> Temporarily place notices at the entrance to the Rockspring neighborhood to remind residents to move vehicles from the street on sweeping day. | Neighborhood organizations   | None required  | Immediate term             |



| IMPLEMENTATION ITEM            | ACTION   | RESPONSIBILITY  | FUNDING       | TIMEFRAME                  |
|--------------------------------|--|---|---------------|----------------------------|
| <i>Parking Enforcement</i>     | <b>5e.</b> Increase enforcement of parking regulations.  | Police, Streets and Traffic, and community members        | City budget   | Immediate term and Ongoing |
| <b>Red Curbs</b>               | <b>5f.</b> Promote the Adopt-A-Curb program to encourage community participation.  | PRNS, Streets and Traffic, and neighborhood organizations | City budget   | Medium term to Ongoing     |
| <b>6. MISCELLANEOUS ISSUES</b> |  |   |               |                            |
| <i>Fireworks</i>               | <b>6a.</b> Modify rental agreements to prohibit use of fireworks; report significant disturbances to the police using the 311 non-emergency phone line.  | Property owners and residents                             | None required | Ongoing                    |
| <i>Loud Music</i>              | <b>6b.</b> Modify rental agreements to prohibit loud music that is disruptive to other residents; report significant disturbances to the police using the 311 non-emergency phone line.                      | Property owners and residents                             | None required | Ongoing                    |
| <i>Retaliation</i>             | <b>6c.</b> Property owners should be sensitive to the need for residents to report problems and needed repairs in order to improve the quality of the neighborhood and refrain from any retaliatory actions. | Property owners, PRNS, and other City Departments         | None required | Ongoing                    |

| IMPLEMENTATION<br>ITEM                      | ACTION  | RESPONSIBILITY                                       | FUNDING       | TIMEFRAME      |
|---|---|--|---------------|----------------|
| <b>7. KELLEY PARK AND HISTORICAL MUSEUM</b> |   |  |               |                |
| <i>Parking Lot Landscaping</i>              | <b>7a.</b> Maintain the health of the trees recently planted in the new City parking lot on Phelan Avenue.  | Public Works and Convention, Arts, and Entertainment | City budget   | Ongoing        |
| <i>Springbrook Landscaping</i>              | <b>7a.</b> Replace Springbrook's landscaping damaged during construction.   | Public Works and Convention, Arts, and Entertainment | City budget   | Immediate term |
| <i>History Museums Master Plan</i>          | <b>7b.</b> Continue to involve Rockspring and Springbrook community members in the Master Plan process currently underway.  | History Museums of San Jose                          | Museum budget | Short term     |
| <b>8. RECYCLING AND GARBAGE</b>             |   |  |               |                |
| <i>Recycling Education</i>                  | <b>8a.</b> Target recycling education programs to the revitalization area to encourage proper recycling.  | ESD, Green Team, PRNS, and property owners           | City budget   | Short term     |
| <i>Vending Machine</i>                      | <b>8b.</b> Work with the State Department of Conservation to install a recycling "vending machine" at a retail center near the revitalization area.   | PB&CE (Planning Services Division)                   | State budget  | Medium term    |
| <i>Garbage Collection</i>                   | <b>8c.</b> In order to maximize the effectiveness of the street sweeping program, either garbage collection or street sweeping should be rescheduled as soon as possible so they no longer occur on the same day. | Streets and Traffic, ESD, and property owners        | City budget   | Short term     |

| IMPLEMENTATION ITEM                  | ACTION   | RESPONSIBILITY                            | FUNDING                             | TIMEFRAME      |
|--------------------------------------|--|---|-------------------------------------|----------------|
| <i>Bin Enclosures</i>                | <b>8d.</b> Property owners should install enclosures for garbage and recycling bins.   | Property owners and PB&CE (Planning)      | Private funding sources             | Medium term    |
| <b>9. NEIGHBORHOOD CIRCULATION</b>   |  |   |                                     |                |
| <i>Transportation to School</i>      | <b>9a.</b> Evaluate the potential for additional traffic improvements or other safety measures. Parents should organize a system for carpooling or walking young children to school. | Streets and Traffic and community members | City budget and community resources | Short term     |
| <i>Regulation of New Parking Lot</i> | <b>9b.</b> Monitor use of the new parking lot to avoid impacts to the revitalization area.   | CAE and community members                 | City budget                         | Ongoing        |
| <i>Speeding</i>                      | <b>9c.</b> Increase traffic enforcement; if problem persists, explore the use of the NASCOP program or other corrective measures.  | Police and Streets and Traffic            | City budget                         | Immediate term |
| <i>Handicap Curb Ramps</i>           | <b>9d.</b> Install handicap curb ramps on six corners identified in Rockspring.  | Public Works (Design and Construction)    | City budget                         | Short term     |
| <b>10. STREET TREES</b>              |  |   |                                     |                |
| <i>Tree Trimming</i>                 | <b>10a.</b> Trim all the street trees in Rockspring to improve their appearance and maintain their health.   | Streets and Traffic (City Arborist)       | \$15,000 in discretionary funds     | Short term     |

| IMPLEMENTATION ITEM                            | ACTION  | RESPONSIBILITY  | FUNDING  | TIMEFRAME              |
|--|---|---|--|------------------------|
| <i>Plant Trees</i>                             | <b>10b.</b> Plant street trees in areas of the neighborhood that currently lack trees, primarily the southern end of Rockspring Drive.  | PRNS, community members, and neighborhood organizations | Mayor's Tree Program or other grant programs   | Short term             |
| <i>Damage to Curbs, Gutters, and Sidewalks</i> | <b>10c.</b> Repair damage to curbs, gutters, and sidewalks resulting from tree roots. Encourage the installation of root guards to protect both the tree and public infrastructure. | Property owners   | Private funding sources  | Medium term to Ongoing |
| <b>11. NEIGHBORHOOD COMMERCIAL</b>             |   |   |  |                        |
| <i>Physical Improvements</i>                   | <b>11a.</b> Implement recommended improvements to the appearance and function of the Happy Hollow Market site.  | Property owner, PB&CE (Planning), and OED               | Private funding sources, potential assistance through OED.   | Medium term            |
| <b>12. NEIGHBORHOOD ORGANIZATION</b>           |   |   |  |                        |
| <i>Community Organizations</i>                 | <b>12a.</b> Establish new community organizations, including a Community Action Team (CAT) to implement the <i>Revitalization Plan</i> , and strengthen existing organizations.     | PRNS and community members                              | City budget ; partial use of \$16,000 in discretionary funds for community outreach and operation of the CAT | Short term             |
| <i>Community Outreach and Education</i>        | <b>12b.</b> Increase communication between community members through new and existing organizations, recommended workshops, and informational packets for tenants.                  | PRNS, property owners, and neighborhood organizations   | Partial use of \$10,000 in discretionary funds   | Short term and Ongoing |

| IMPLEMENTATION ITEM            | ACTION  | RESPONSIBILITY                      | FUNDING  | TIMEFRAME                 |
|--------------------------------|---|-------------------------------------|--|---------------------------|
| <i>Community Events</i>        | <b>12c.</b> Assist the community to hold various improvement and/or social events.  | PRNS and neighborhood organizations | Partial use of \$10,000 in discretionary funds | Short term and Ongoing    |
| <b>13. LAND USE</b>            |   |                                     |  |                           |
| <i>General Plan Amendments</i> | <b>13a.</b> Apply for proposed amendments to the General Plan Land Use/Transportation Diagram for 1) the Springbrook Condominiums and 2) the Happy Hollow Market and Daily Eggroll sites. | PB&CE (Planning Services Division)  | City budget                                    | Short term to Medium term |
| <i>Zoning Changes</i>          | <b>13b.</b> Consider rezoning three parcels at the southeastern corner of Senter Road and Nordale Avenue from C-1 Commercial to R-3 Residential to support the existing uses.             | PB&CE (Planning Services Division)  | City budget                                    | Medium term               |

## NOTES

### **\*RESPONSIBLE PARTIES**

PRNS = Department Parks, Recreation, and Neighborhood Services  
 PB&CE = Department of Planning, Building, and Code Enforcement  
 ESD = Environmental Services Department  
 OED = Office of Economic Development  
 RDA = Redevelopment Agency  
 CAE = Department of Convention, Arts, and Entertainment  
 SCVWD = Santa Clara Valley Water District  
 SJWC = San Jose Water Company

### **\*\*TIMEFRAME**

**Immediate term** = 6 months after *Plan* adoption  
**Short term** = 18 months after *Plan* adoption  
**Medium term** = 18 months to five years after *Plan* adoption  
**Long term** = Five years or longer after *Plan* adoption  
**Ongoing** = Continuous implementation, with community members assuming more responsibility as time progresses



### **SUGGESTED IMPROVEMENTS FOR RESIDENTIAL AND COMMERCIAL PROPERTIES**

Investment of time and money in private properties is a vital element of the revitalization of Rockspring. Improving the appearance of individual properties will benefit the larger neighborhood while stronger maintenance and management of residential buildings will enhance the quality of life for area residents.

This *Plan* recommends a variety of property improvements to enhance the overall appearance of the neighborhood and improve how well properties function. The illustrations in this appendix are intended to serve as general concepts for how properties could be improved, rather than specific requirements. Property owners are encouraged to apply these concepts, or modify them for their particular needs, and to develop additional improvement ideas.

Some potential sources of funding for property improvements, such as the Rockspring Neighborhood Improvement Grants, are discussed in the Improvement Plan and Action Plan chapters, however, property owners are primarily responsible for the cost of upgrading and maintaining their properties.

#### **Recommendations for Residential Property Improvements**

##### ***Building Improvements***

Improving the appearance of residential properties in Rockspring will contribute greatly toward its overall revitalization.

Property owners are encouraged to make minor enhancements, including repainting buildings in colors that are appropriate for the neighborhood and adding wood trim around windows, doorways, and the roofline to add visual interest. Adding details such as window planter boxes or window shutters also make buildings more attractive. See Figures A-1 and A-2 for illustrations of appropriate building improvements.

The residential properties in Rockspring would benefit from improved property maintenance, as described in the Improvement Plan chapter. Property owners should make necessary repairs using high quality, durable materials prior to repainting buildings or making enhancements. Without proper maintenance, building conditions will continue to deteriorate, negating the investment made in improvements.

##### ***Site Improvements***

Another category of improvements that could greatly contribute towards the overall revitalization of properties in Rockspring is the renovation and reorganization of sites to make them function better. These improvements generally deal with the access, circulation and parking issues, trash collection and fencing of properties.

- *Improve parking and circulation areas:* Property owners are encouraged to maintain, repair, and repave driveways on a consistent basis with durable materials, preferably asphaltic concrete (AC). As much as possible these improvements should be coordinated with other property owners who have easement rights on these driveways. Where these driveways intersect with

public streets, care should be taken to maintain an appropriate conform and to secure the necessary encroachment permits from the Department of Public Works. Parking areas should be clearly demarcated and configured to separate them from other spaces and to ensure that traffic flow is not impeded. (See Figures A-5b and A-6b.)

- *Build durable trash enclosures and fencing:* The City's Zoning Code generally requires trash bin enclosures and other accessory structures to be located outside the front setback area, typically the front 15 feet of multi-family residential properties such as those in Rockspring. In limited situations where unique physical constraints of a property make compliance with this requirement impossible, it may be possible to obtain a development variance from the Department of Planning, Building and Code Enforcement. In all other situations, the placement of trash bin enclosures should conform to City zoning requirements. Also, worn or chain link fencing should be replaced with other open fencing such as the wrought-iron kind. (See Figures A-3b and A-6b.) As with trash enclosures, any improvements including fencing should conform to the City's zoning requirements.
- *Remove excessive pavement:* Property owners are encouraged to remove excessive pavement from their sites, especially those in the front setback areas, and replace them with landscaping. (See Figures A-1, A-6b, and A-7b.) In general, pavement is discouraged from encroaching into the drip-lines of existing trees. Any new landscaping improvements require

Planning permits, and should be coordinated with the Department of Planning, Building and Code Enforcement.

- *Make use of underutilized common areas, such as "islands":* Property owners are encouraged to maintain the open spaces between their buildings well landscaped and free of weeds, outdoor storage, and trash. Where appropriate, underutilized open spaces should be reconfigured for additional landscaping, common open area use (such as patios or gazebos), and parking. (See Figures A-4b and A-5b.) Property owners should coordinate these types of improvements with adjacent property owners, and secure the necessary permits from the Department of Planning, Building and Code Enforcement.
- *Improve function where possible, such as reorienting staircase:* Property owners should improve the pedestrian circulation on their properties by such means as the strategic location of paved walkways, reconfiguring staircases, and adding individual landings by the door to each unit to better define entries. (See Figure A-3b.)

### *Landscaping*

To create an attractive streetscape, the front setback area of residential properties should be landscaped. (See Figure A-3b.) Property owners are strongly encouraged to remove unnecessary or excessive pavement from the front setback area and in front of residential units and plant grass, groundcover, shrubs, and other appropriate landscaping materials.

Pavement should also be removed from the parkstrip and replaced with appropriate landscaping such as grass, groundcover, and



trees. Property owners should contact the City Arborist for a list of recommended plant materials before any changes are made in the parkstrip.

### **Recommendations for Commercial Property Improvements**

The Happy Hollow Market is a prominent entry point to the Rockspring and Springbrook neighborhoods and its enhancement would contribute significantly to the area's revitalization. This appendix provides general improvement concepts that could be applied as illustrated and/or modified to meet the specific needs of the property owner. The property owner should obtain the appropriate development permits from the Department of Planning, Building and Code Enforcement prior to initiating any site modifications.

Physical improvements should complement the appearance of the adjacent commercial building to create a cohesive commercial center. The roof of the market could be upgraded to reflect the shape and materials of the roof on the adjacent building. Façade improvements, including adding windows along the front of the building, are also recommended. The market should be repainted or the wood paneling should be replaced with stucco siding. (See Figure A-8b.)

The appearance of the market would be further improved through the consolidation of signage into one, prominent sign attached to the building façade and one monument sign on Senter Road, as well as the removal of all existing roof signs. All signage should conform to the City's Sign Ordinance.

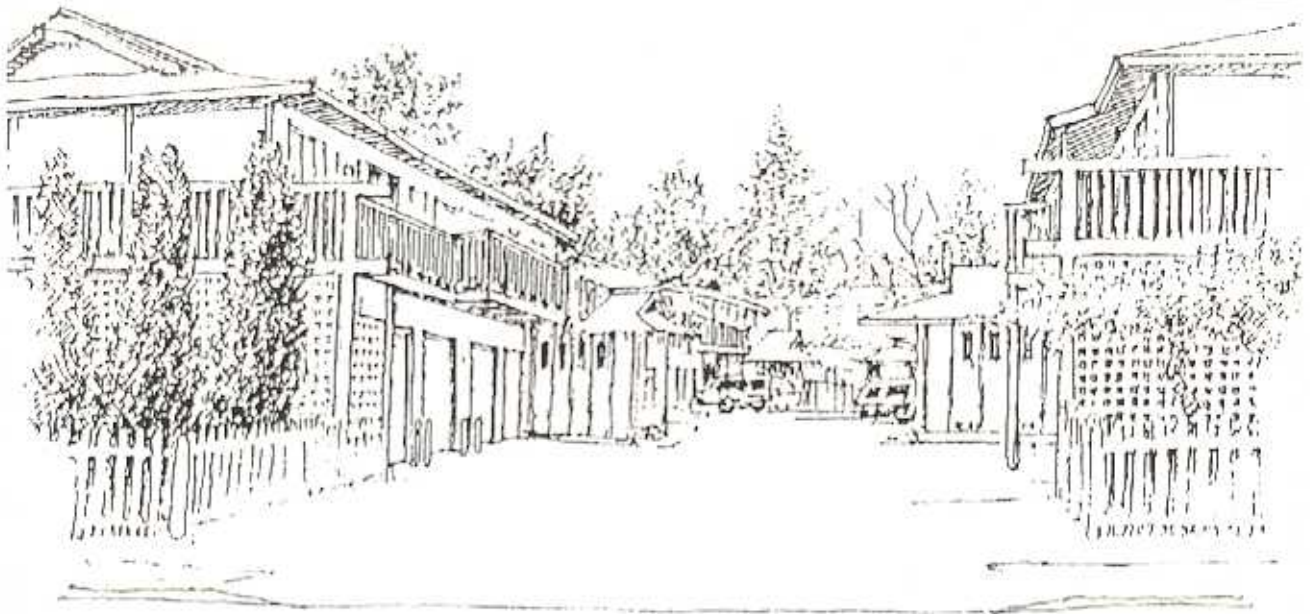
In addition to physical improvements to the building, the market would benefit from various modifications to improve on-site parking, circulation, and landscaping. The parking area could be reconfigured to accommodate additional parking in clearly delineated spaces and to improve on-site vehicular circulation. Figures A-9b and A-9c illustrate some potential site configurations.

Reorganizing the parking area would also facilitate the addition of landscaping along Senter Road and Phelan Avenue. (See Figures A-8b, A-9b, and A-9c.) A consistent landscape strip along these frontages would contribute significantly to the appearance of the market and overall appearance of the neighborhood.

As discussed in the Improvement Plan chapter, the market could be expanded to serve a larger clientele, including adding additional square footage to the building and providing a small indoor and/or outdoor dining area for customers. (See Figures A-8b, A-9b, and A-9c.)

Figure A-1: Suggested Improvements for Residential Buildings  
and Common Driveway Areas

EXISTING



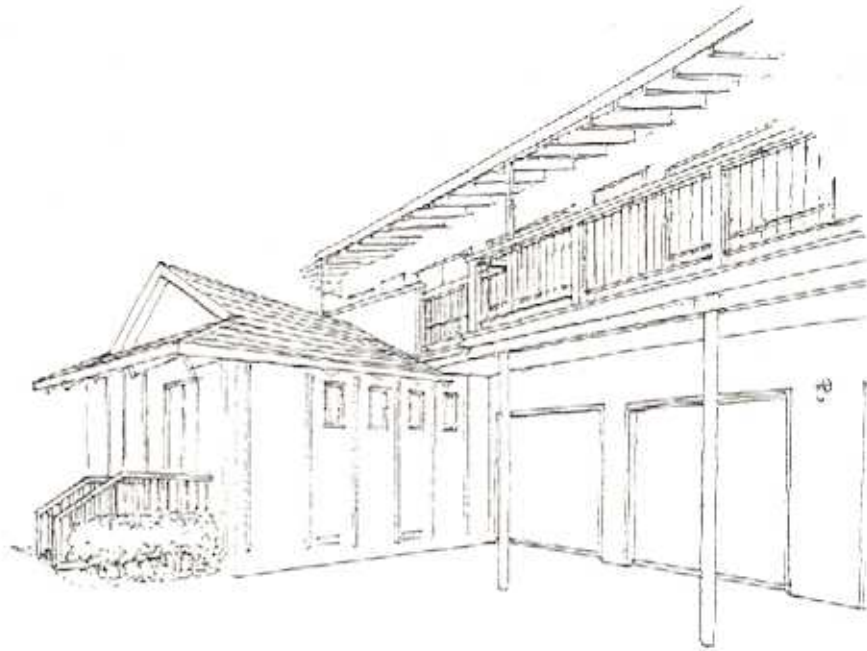
PROPOSED



- REPAINT BUILDINGS AND DETAIL TRIM AROUND DOORWAYS, WINDOWS, ROOFLINES, AND BALCONIES
- INSTALL LANDSCAPING IN THE FRONT SETBACK AREA, PARKSTRIP, AND ALONG BUILDING EDGES
- REPAVE COMMON DRIVEWAYS AND INSTALL CURBS TO DEFINE PARKING AREAS

Figure A-2: Suggested Improvements for Residential Buildings and Parking Areas

EXISTING



PROPOSED

- REPAINT BUILDINGS AND DETAIL TRIM AROUND DOORWAYS, WINDOWS, ROOFLINES, AND BALCONIES
- INSTALL CURBS TO DEFINE PARKING AREA
- INSTALL LANDSCAPING

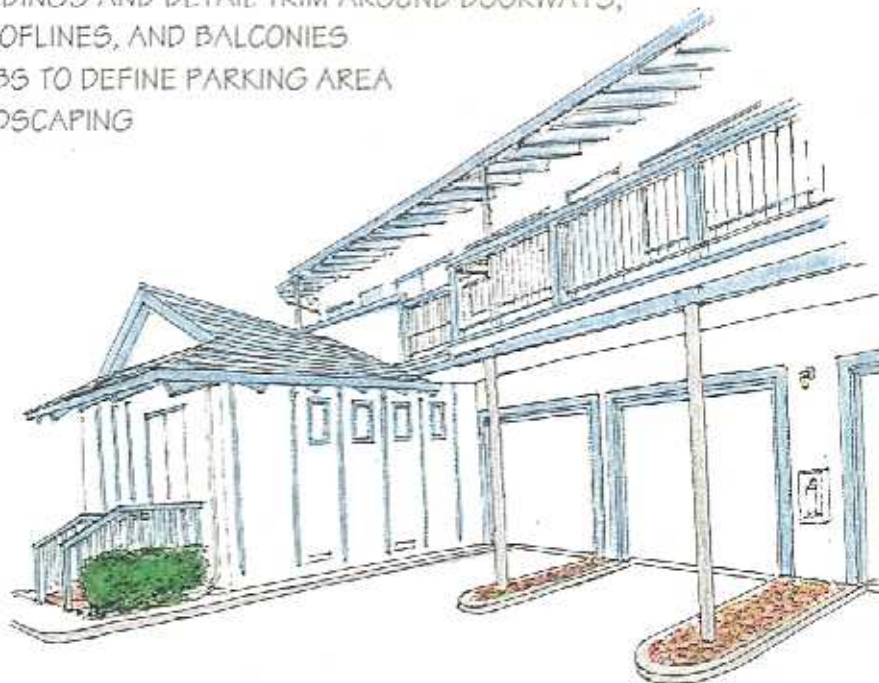




Figure A-3a: Existing Condition of Residential Property

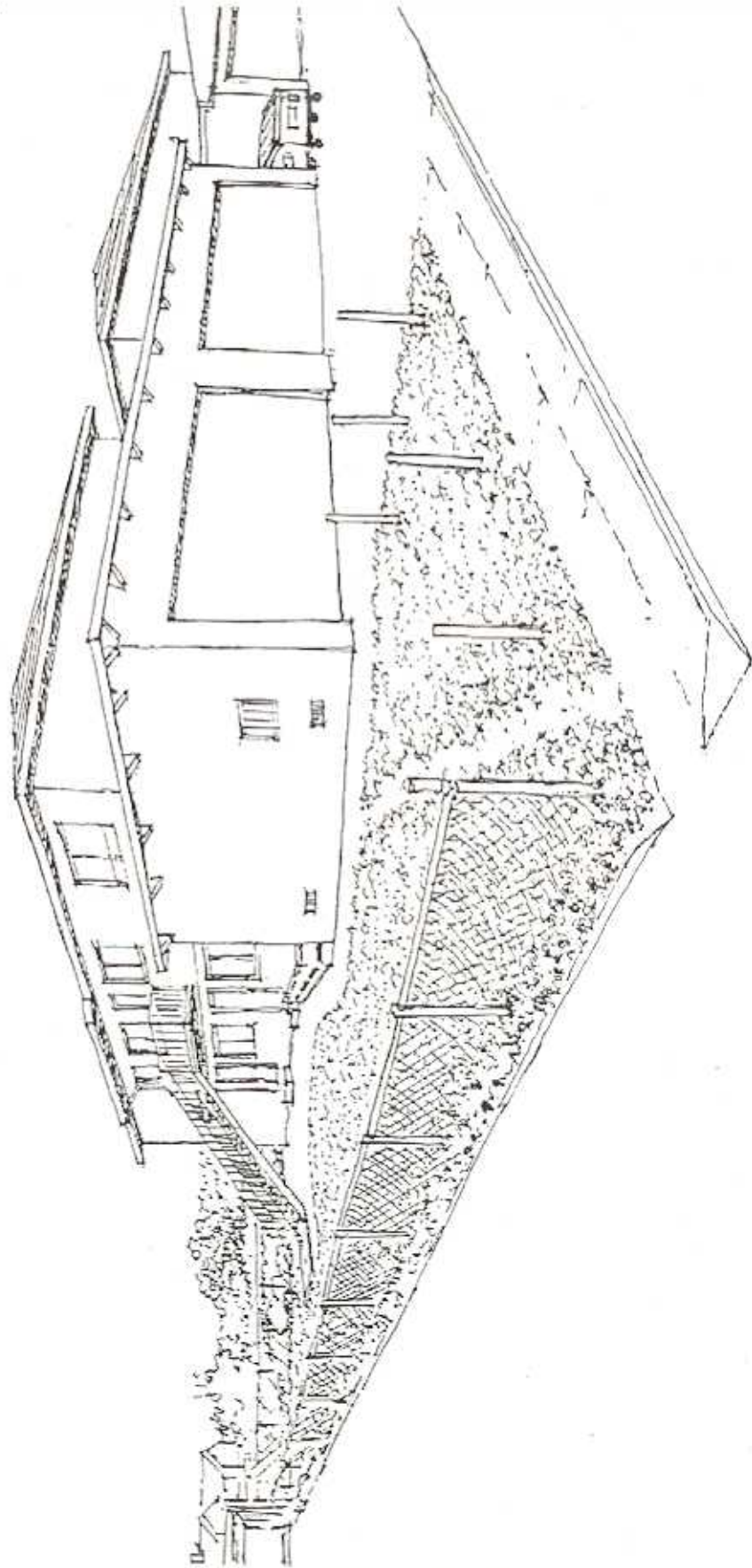
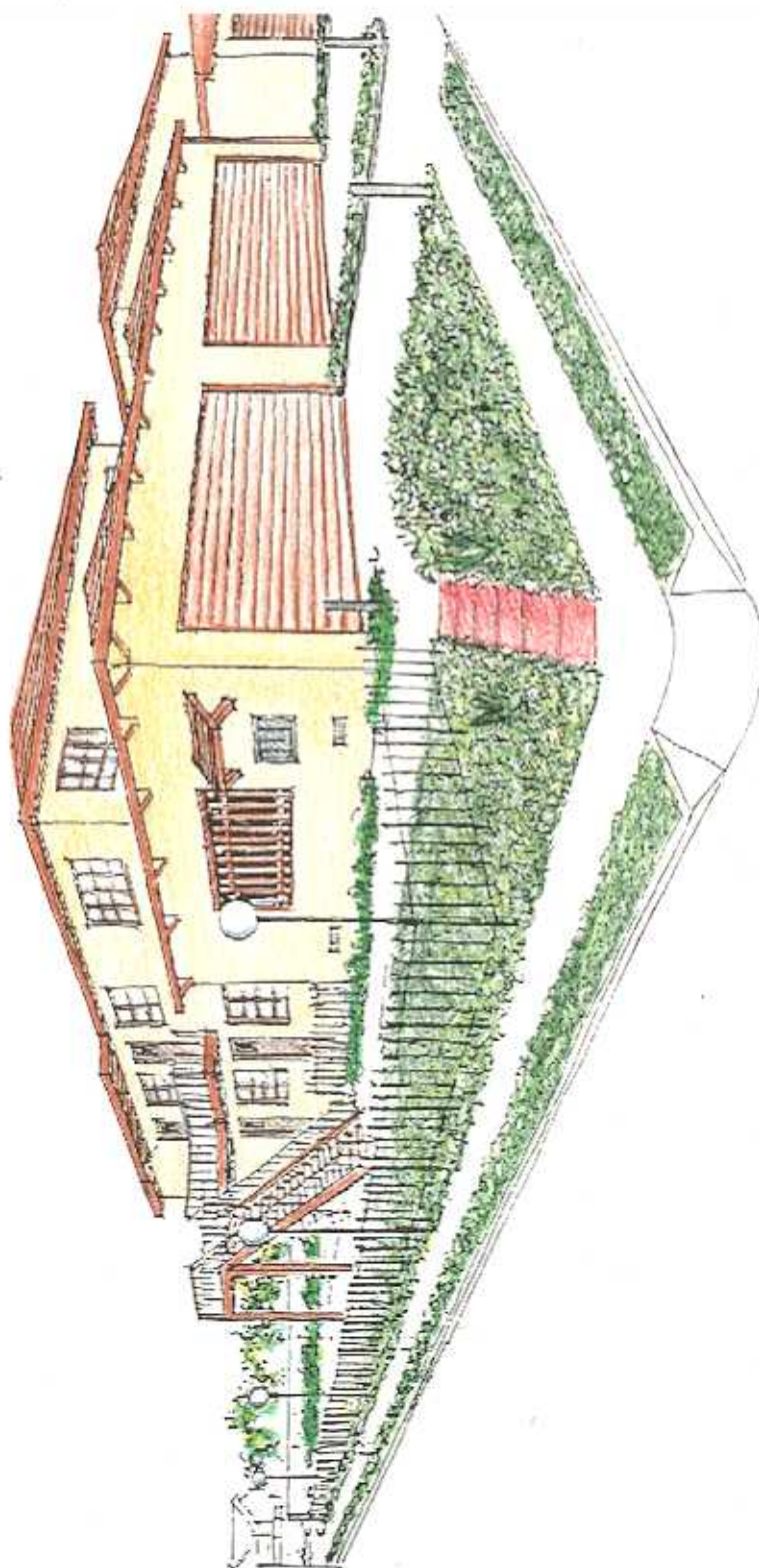


Figure A-3b: Suggested Improvements for Residential Property



- REPLACE CHAIN LINK FENCING WITH WROUGHT IRON FENCING
- REORIENT STAIRCASE TO IMPROVE ON-SITE CIRCULATION AND TO CREATE A DECK FOR SECOND STORY UNITS
- INSTALL LANDSCAPING IN THE FRONT SETBACK AREA AND IN THE PARKSTRIP
- REPAINT BUILDING AND DETAIL TRIM AROUND DOORWAYS, WINDOWS, AND BALCONIES

28 | Figure A-4a: Existing Condition of Residential Properties with Common Open Space

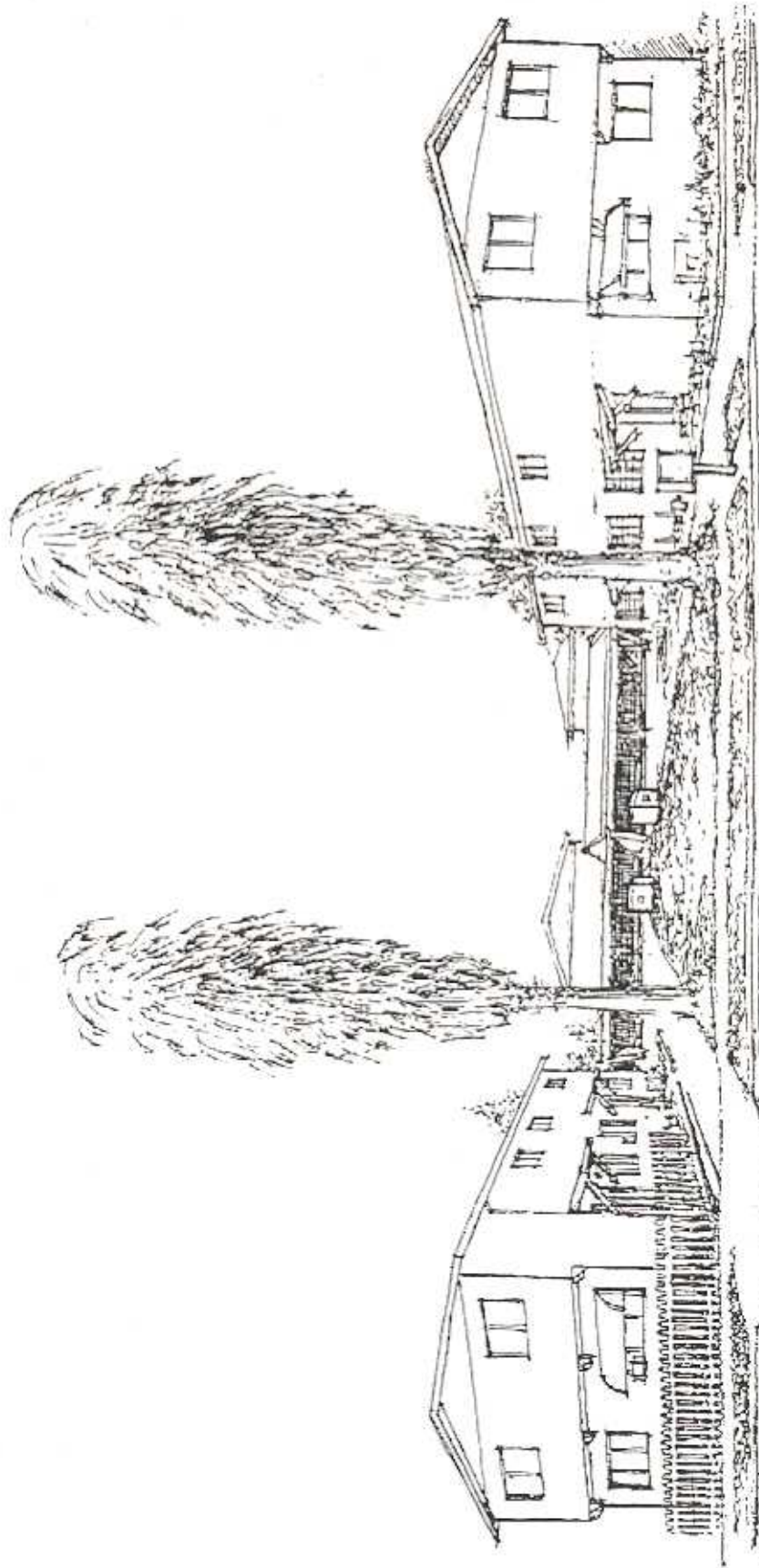
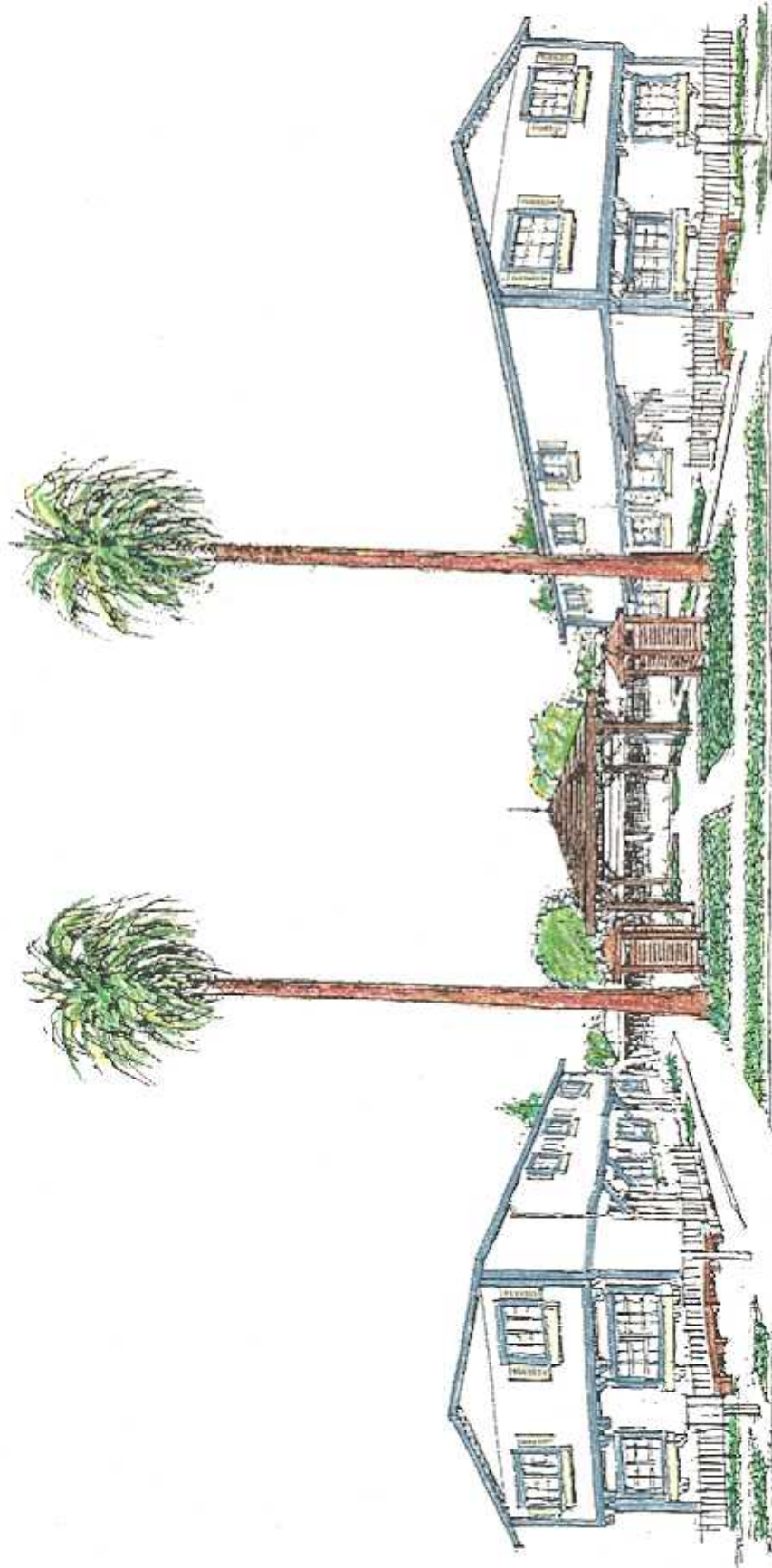




Figure A-4b: Suggested Improvements for Residential Properties with Common Open Space



- UTILIZE COMMON OPEN SPACE AREA BY INSTALLING A GAZEBO, WALKWAYS, AND LANDSCAPING
- PROVIDE TRASH BIN ENCLOSURES
- TRIM PALM TREES AND MAINTAIN LANDSCAPED AREAS
- CREATE SITTING AREAS BY INSTALLING BENCHES
- REPAINT BUILDINGS AND DETAIL TRIM AROUND DOORWAYS, WINDOWS, AND THE ROOFLINE
- ADD WINDOW PLANTER BOXES AND SHUTTERS FOR VISUAL INTEREST

Figure A-5a: Existing Configuration of Residential Property with Common Open Space

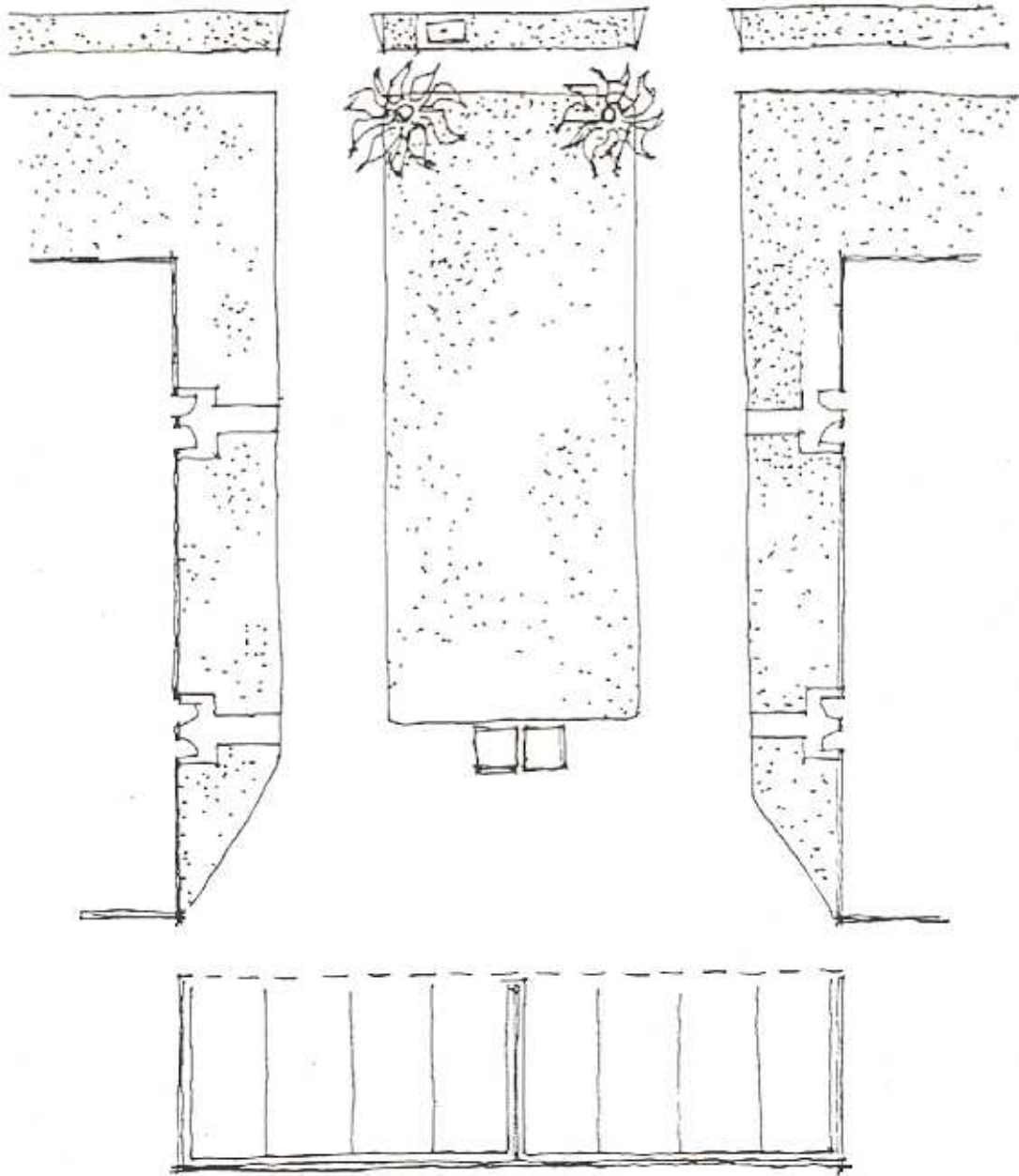
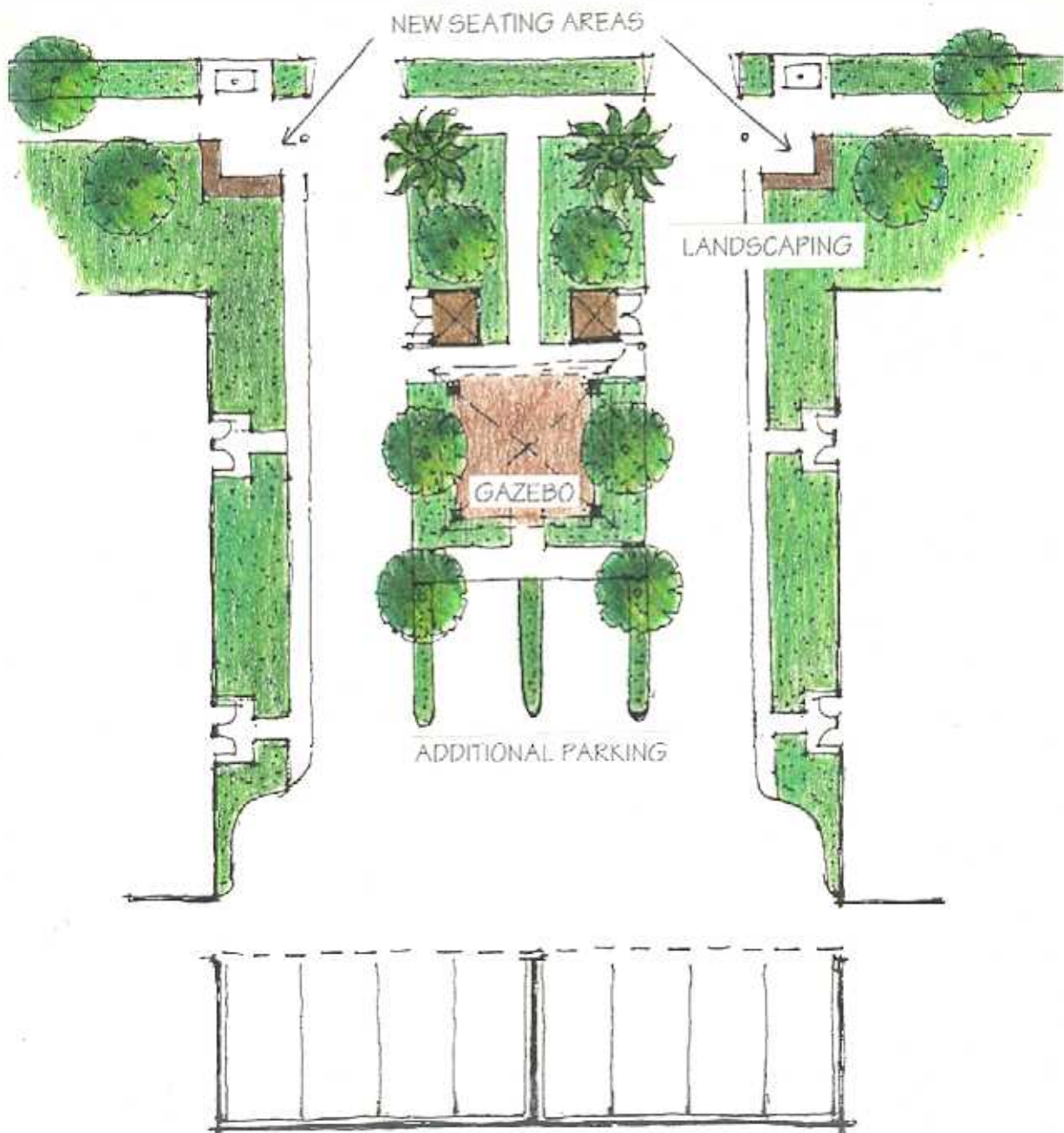




Figure A-5b: Suggested Configuration of Residential Property with Common Open Space



- INSTALL LANDSCAPING IN THE FRONT SETBACK AREA, IN FRONT OF RESIDENTIAL UNITS, AND IN THE PARKSTRIP
- IMPROVE APPEARANCE AND FUNCTION OF COMMON OPEN SPACE BY PROVIDING A PLAZA AND/OR GAZEBO, INSTALLING LANDSCAPING, AND CREATING TWO ADDITIONAL PARKING SPACES
- PROVIDE TRASH BIN ENCLOSURES

Figure A-6a: Existing Condition of Residential Properties with Common Parking Area

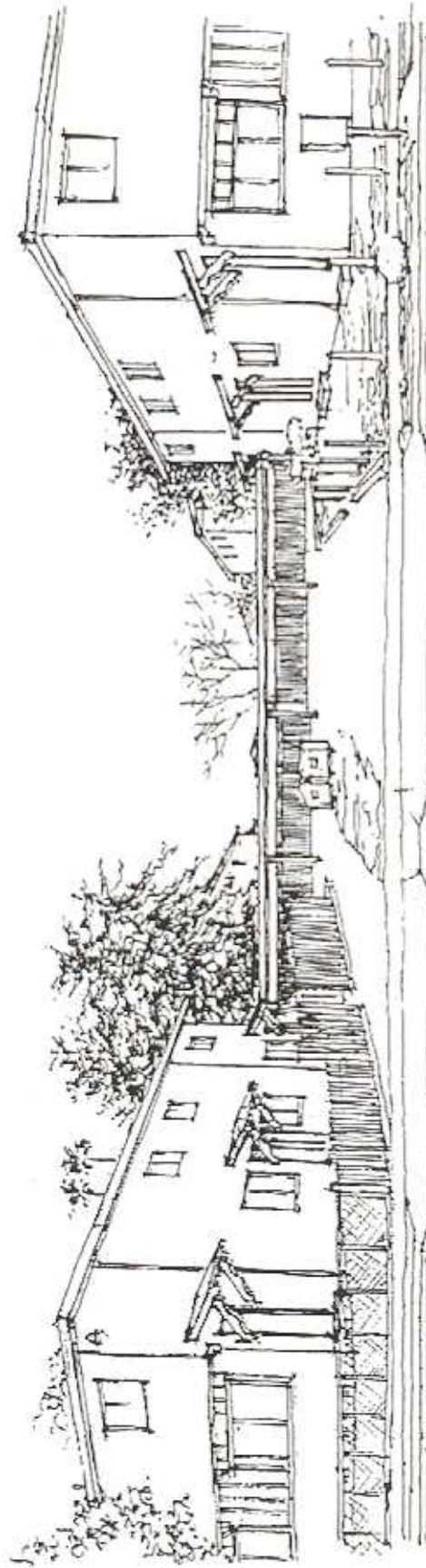
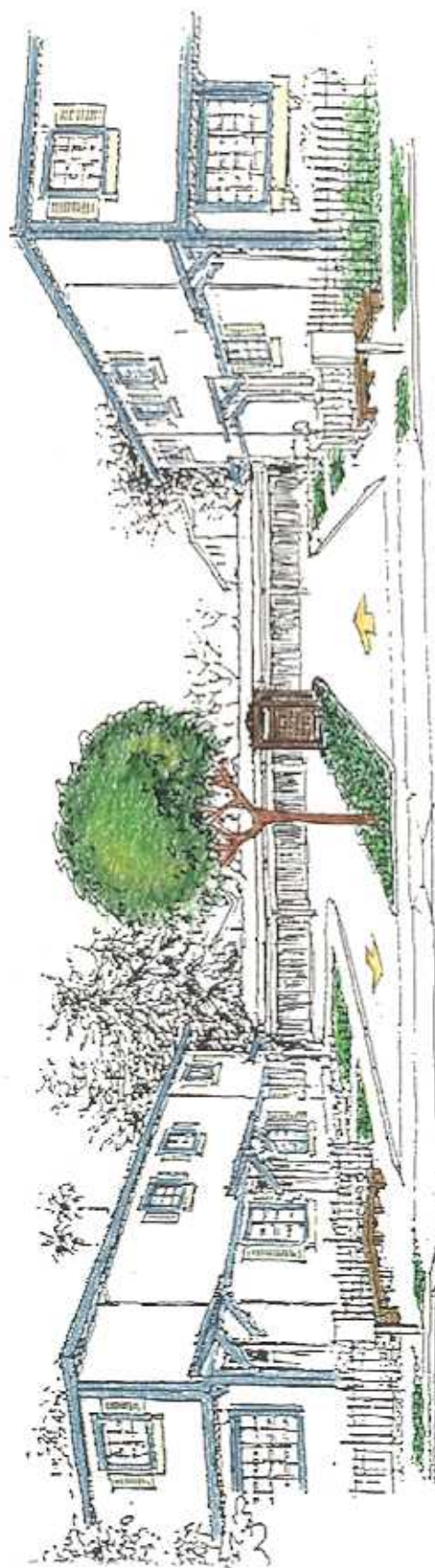


Figure A-6b: Suggested Improvements for Residential Properties with Common Parking Area



- REPLACE CHAIN LINK FENCING AND BOLARDS WITH WROUGHT IRON FENCING
- INSTALL LANDSCAPING IN THE FRONT SETBACK AREA AND IN FRONT OF INDIVIDUAL UNITS
- CREATE SITTING AREAS BY INSTALLING BENCHES
- CREATE A LANDSCAPE STRIP TO DEFINE PARKING AREA; PLANT TREES AND INSTALL TRASH BIN ENCLOSURE
- ADD WINDOW PLANTER BOXES AND SHUTTERS FOR VISUAL INTEREST



Figure A-7a: Existing Condition of Residential Front Setback Area

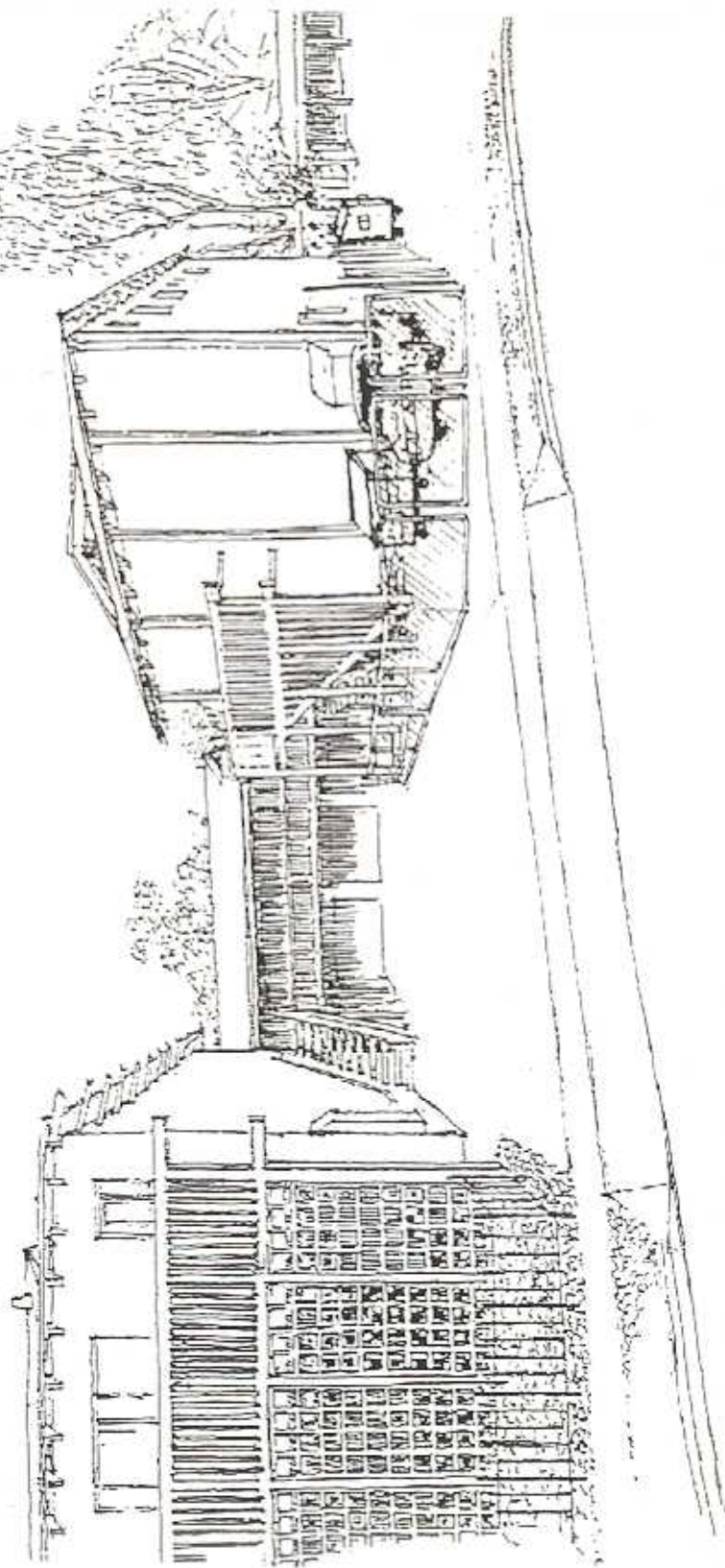
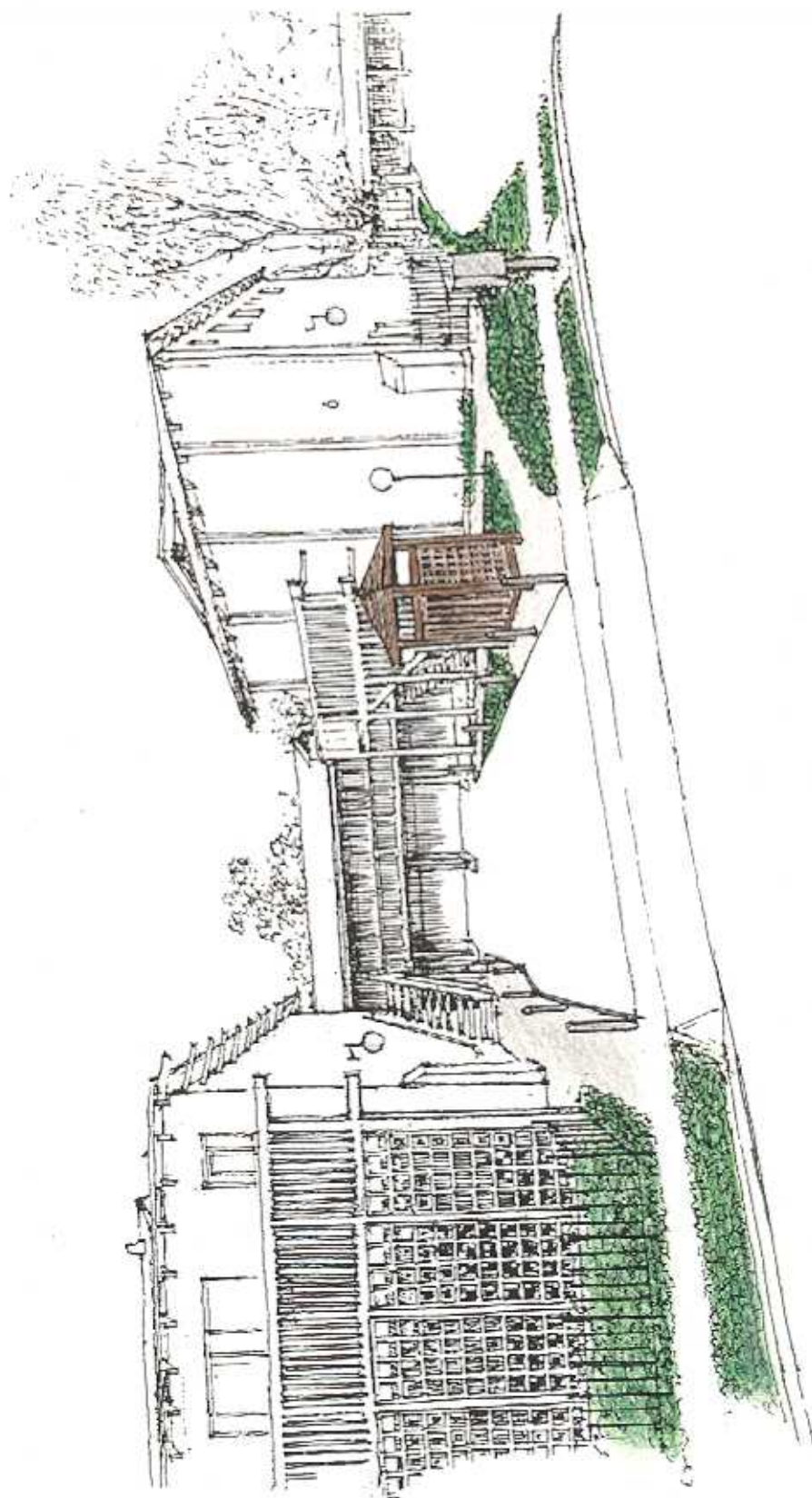


Figure A-7b: Suggested Improvements for Residential Front Setback Area



- PROVIDE TRASH BIN ENCLOSURE
- REMOVE CHAIN LINK FENCING AND ELIMINATE PARKING IN THE FRONT SETBACK
- INSTALL LANDSCAPING IN THE FRONT SETBACK AREA AND ALONG BUILDINGS
- INSTALL CURBS TO SEPARATE WALKWAYS FROM DRIVEWAY

Figure A-8a: Existing Condition of Happy Hollow Market Commercial Property

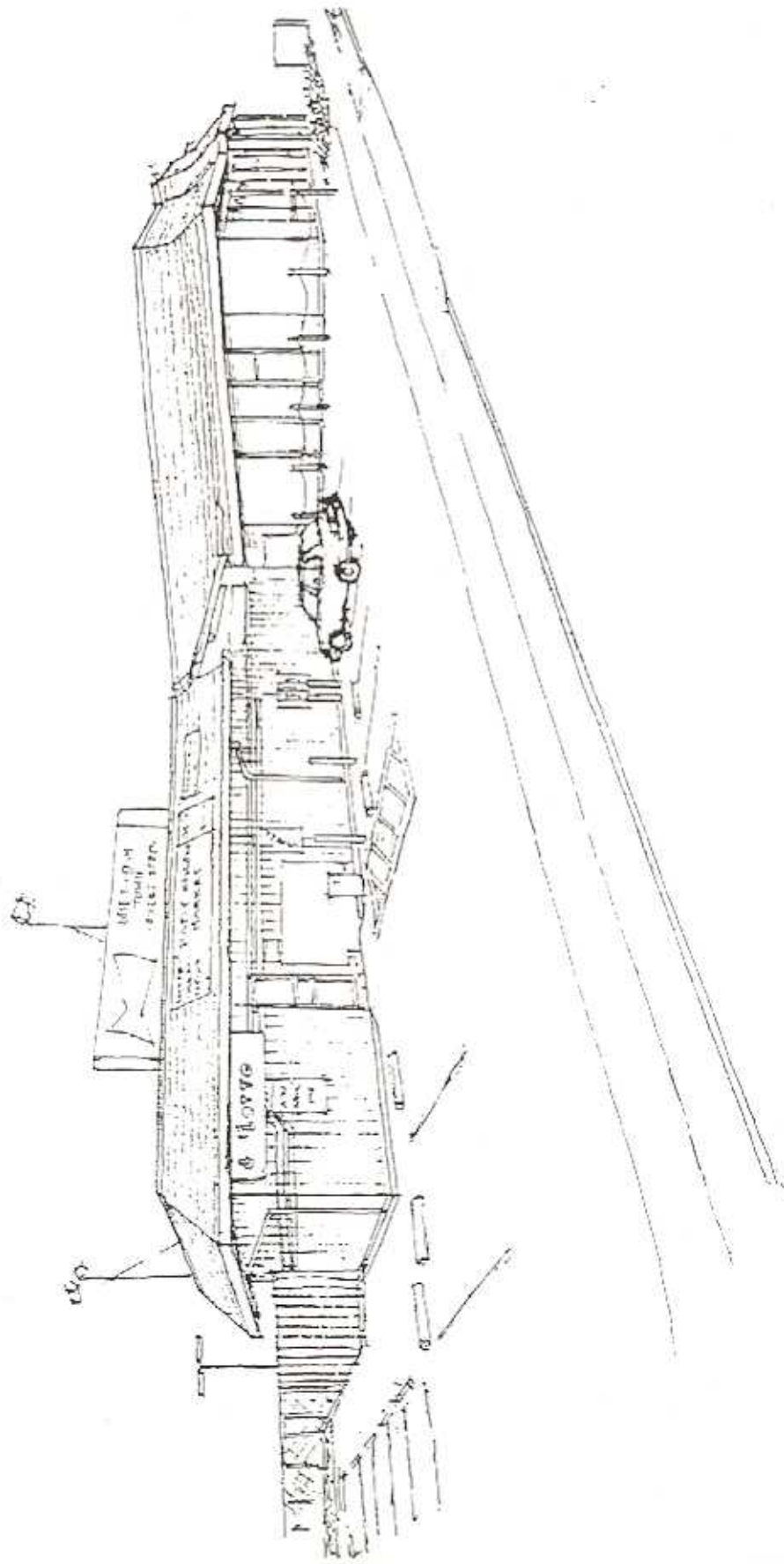
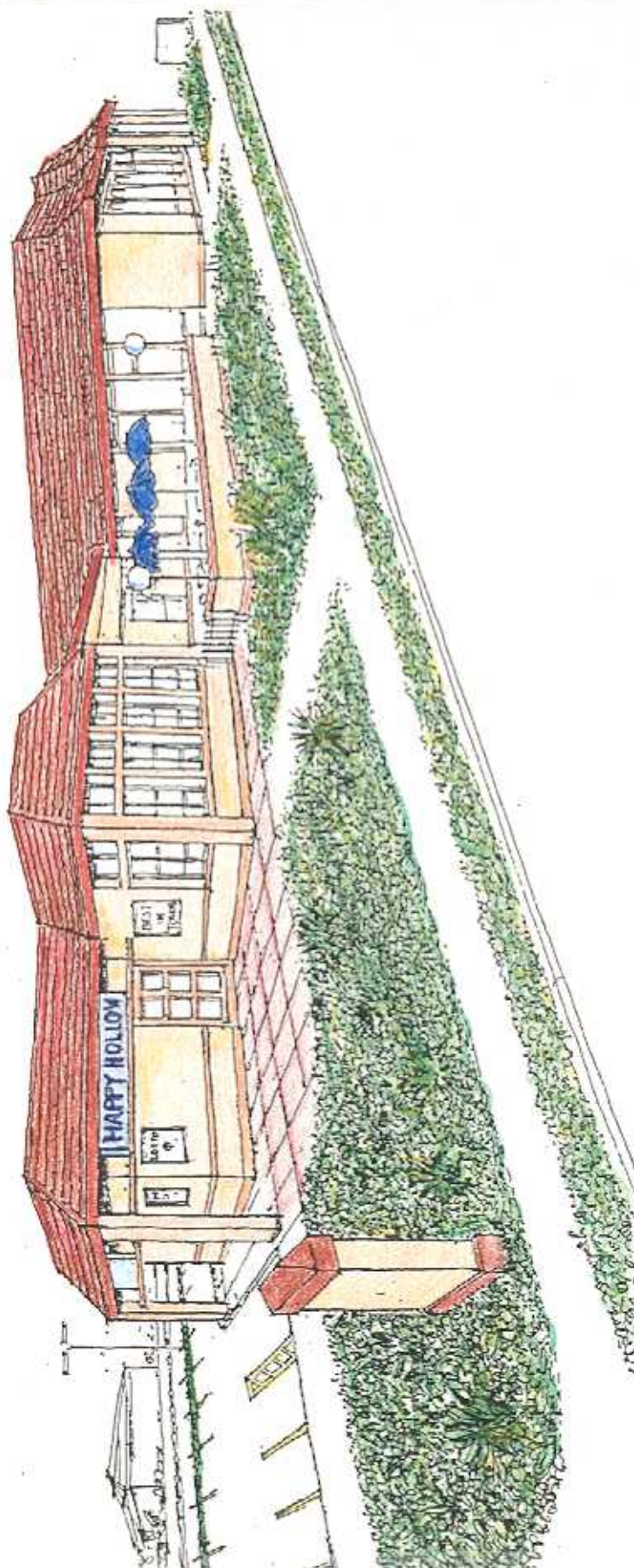




Figure A-8b: Suggested Improvements for the Happy Hollow Market Commercial Property



- EXPAND MARKET AND ENHANCE APPEARANCE TO REFLECT ADJACENT COMMERCIAL BUILDING
- RECONFIGURE PARKING AREA TO IMPROVE CIRCULATION AND MAXIMIZE AVAILABLE PARKING
- INSTALL LANDSCAPING ALONG SENTER ROAD AND PHELAN AVENUE
- PROVIDE PATIO SEATING AREA

Figure A-9a: Existing Configuration of Happy Hollow Market Property

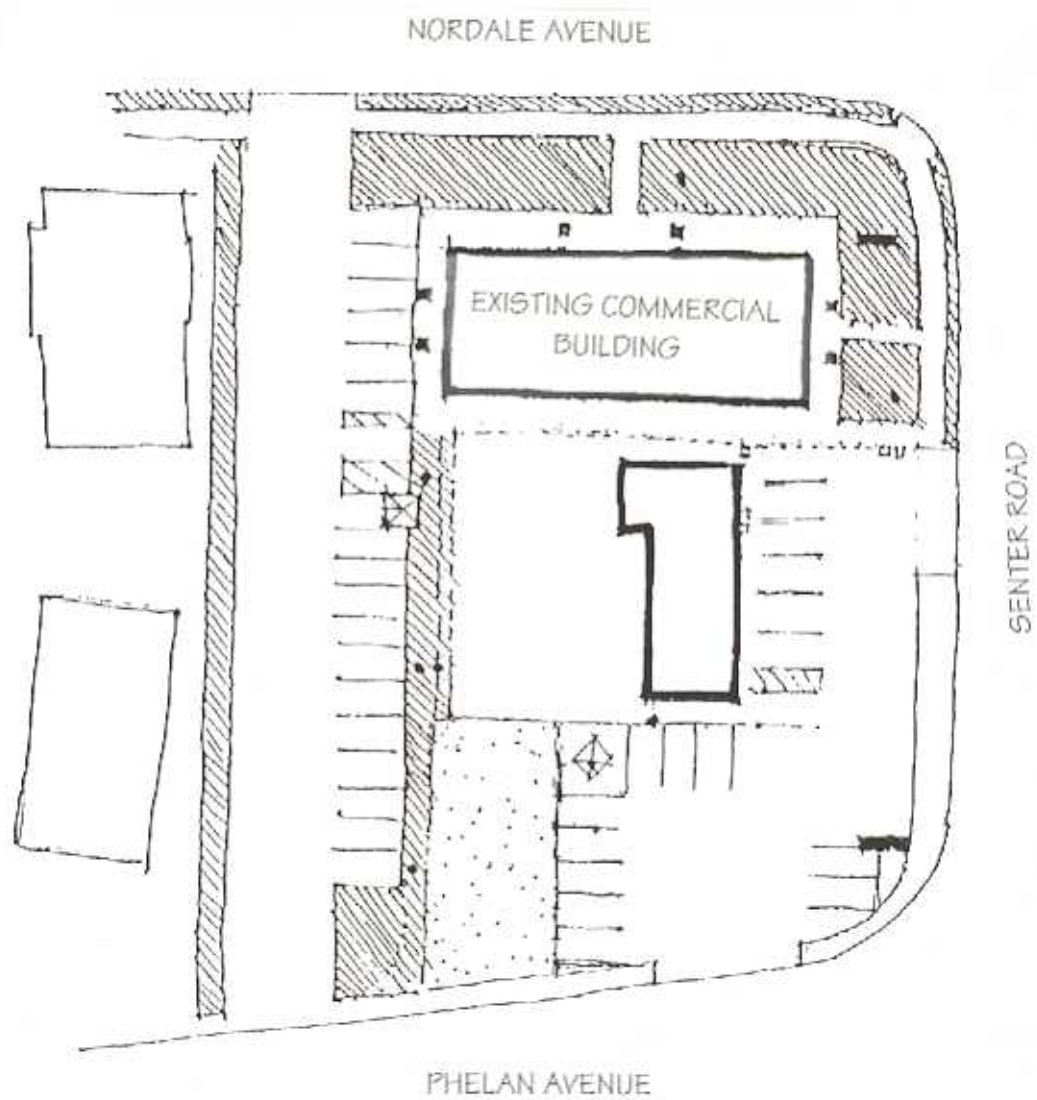
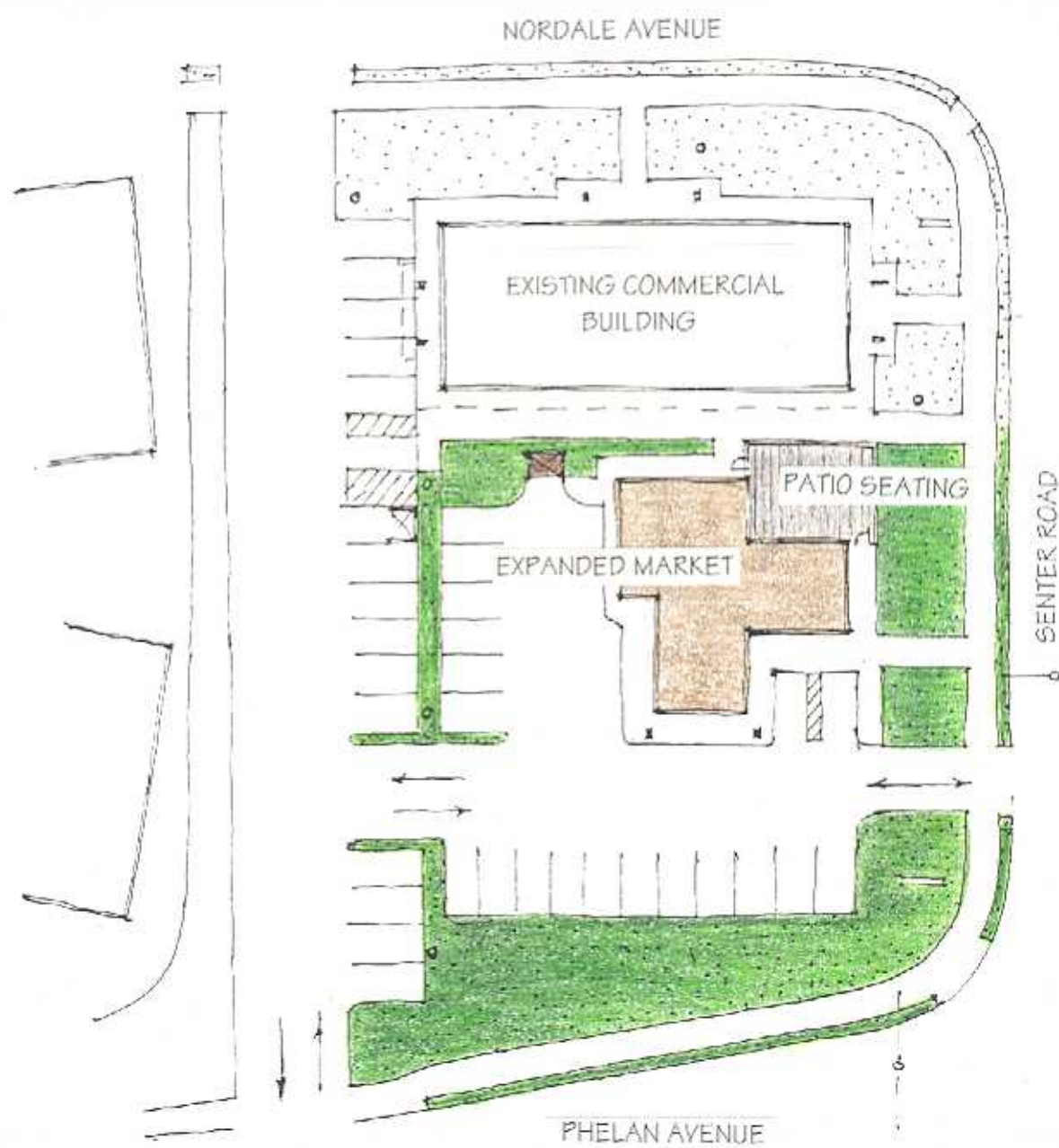




Figure A-9b: Potential Configuration for Happy Hollow Market Property



Figure A-9c: Potential Configuration of Happy Hollow Market Property



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## ACKNOWLEDGEMENTS

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